



PLANNING COMMISSION
MEETING WEDNESDAY, June 16th, 2021 at 5:15 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairman Jochman called the Planning Commission meeting of June 16th, 2021 to order at 5:15 pm.

- PRESENT:**
- Chairperson: Chair Dennis Jochman
 - Commissioners: Mr. Aaron Sabel
Mr. Tom Young,
Mr. Morris Cox,
Mr. James Zielinski,
Ms. Tracy Romzek,
Mr. Michael Scheibe
 - Staff: Community Development Director George Dearborn
Associate Planner Farrah Yang
Planning Intern Isabel Taubel
 - Other: Adam Ley, WE Energies Representative
Taylor Roloff, 836 9th Street

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – May 19th, 2021

A motion was made by Mr. Cox, and seconded by Mr. Sabel to approve the meeting minutes of Wednesday, May 19th, 2021.

The motion carried 7-0.

PUBLIC HEARING

1. Conditional Use Permit – WE Energies Natural Gas Regulation Pit

A motion was made by Mr. Cox, and seconded by Mr. Zielinski to open the public hearing.

The motion was carried 7-0.

Director Dearborn said that there are currently natural gas pits in the right-of-way on 9th Street. They are not adequate for high pressure gas lines. WE Energies acquired a lot nearby that only has a storage building. They proposed to put their regulation pit there, but a Conditional Use Permit is required. This process requires formal review for screening and design, and is an allowed use that can be approved as long as it meets the given requirements.

Taylor Roloff, 836 9th Street, had the following concerns:

- The proposed fence for the structure runs close to the property line.
- He does not want the finished structure to bring down the value of his property.
- He wanted to know if the existing tree on the lot would be taken down.
- He wanted to see other similar properties for the natural gas pit buildings.

Director Dearborn said that no fences may be closer than 6 feet from the property line.

Adam Ley, WE Energies, addressed Mr. Roloff's concerns:

- WE Energies will maintain the 10 feet buffer zone required by Fox Crossing.
- WE Energies will have a small asphalt parking lot so that they can access the building once per month for routine checks.
- WE Energies would like to keep the trees on the property, however, if they get in the way of the design, they will be removed.

The Commissioners had the following questions and comments:

- Ms. Romzek asked for the height of the structure.
- Mr. Scheibe asked for the definition of natural gas pits.
- Mr. Sabel asked if there are any odors that would affect neighbors near the site.
- Mr. Sabel also asked where they would put their vehicles and how they will handle lawn care and snow removal.
- Chairman Jochman asked if there are any landscaping requirements.
- Mr. Cox suggested WE Energies create a berm with bushes on the side of Mr. Roloff's property.

Mr. Ley addressed the Commissioners questions and comments:

- Natural gas pits are high pressure gas from the transmission company, Winchester Gate. They take the gas and slow it down, reducing the pressure and deodorizing it. The gas goes from 150psi to 60psi and then feeds into home meters in the area. When the gas gets to the homes there is no longer any odor.
- The structure will be a new facility to bring the pits above ground and enclose it in a new building. The height of the structure would be no higher than 11 to 13 feet.
- WE Energies vehicles will only be on site once a month and they will have contractors taking care of snow removal and lawn care.
- WE Energies will agree to implement landscaping in the project.
- The height of the fence around the structure will be six feet high.

Mr. Roloff asked if the building could be moved to the middle of the property.

A motion was made by Mr. Sabel, and seconded by Mr. Scheibe to close the public hearing.

The motion was carried 7-0.

OLD BUSINESS

None

NEW BUSINESS

1. Conditional Use Permit – WE Energies Natural Gas Regulation Pit

Director Dearborn said this is the time for questions and discussion of the Conditional Use Permit (CUP). We will do a site plan review at staff level to address any concerns.

Mr. Sabel, Chairman Jochman, and Mr. Young all agreed that the structure should be centrally located.

Chairman Jochman included that the property should maintain proper landscaping.

Mr. Sabel announced that centrally locating the structure will be the fifth condition for the approval of the CUP.

A motion was made by Mr. Sabel, seconded by Mr. Cox to approve the Conditional Use Permit with the following conditions:

1. A fence and landscaping shall be provided to screen the use from adjacent residential homes. The fencing shall incorporate some type of solid fencing.
2. The fence shall comply with the Village's fence ordinance for R-1 Rural Residential District.
3. The building will require a building permit and shall be designed to be compatible with the surrounding residential land uses and meet setback requirements.
4. A permit is required from the Street Department for any culverts done in the right-of-way.
5. The location of the building and fenced area shall be centrally located on the lot.

The motion carried 6-0-1, Mr. Young abstained.

OTHER BUSINESS

1. Development Activity Report

Director Dearborn said that there were 22 single-family homes as opposed to 12 last year. There have not been any commercial buildings this year yet. The values are almost \$20 million right now versus \$18 million a year ago. We are still waiting for activity for multi-family buildings at this time. Golf Bridge Town Homes should be coming soon.

Chairman Jochman said he expects stimulus money to go into home upgrades, especially for those working from home.

COMMUNICATIONS

1. Sustainability Committee Report

Director Dearborn said we completed No Mow May without any complaints and it went well. The Community Gardens had some issues with hoses that our new intern and Farrah took care of. Director Dearborn introduced the new planning intern, Isabel Taubel, who had been working on a number of projects such as business licenses. He continued to say that plastic film was a big success. One of the Committee members is taking the bags now too. Lastly, the committee is working on educating residents on recycling and encouraging people to understand that it keeps the cost down for the Village.

Mr. Young said he was surprised there was a lot of participation in No Mow May. He suggested to Ms. Yang that she should find the sign up so we know who is participating.

PUBLIC FORUM

Ms. Yang is continuing to look for a house.

Mr. Scheibe asked about new construction on West American where the boulevard is filling with dirt and landscaping.

Director Dearborn said Randy, Street Superintendent, is pulling out bad sections of concrete and replacing them at that area.

ADJOURNMENT: A motion was made by Mr. Sabel, seconded by Mr. Cox to adjourn.

The motion carried 7-0.

5:40 p.m.
Plan Commission
June 16th, 2021 Minutes
Farrah Yang, *Recording Secretary*