

Minutes
Meeting of the Village of Spring Green Plan Commission
Wednesday, May 18, 2016
Held at Village Office
154 N. Lexington Street
7:00 p.m.

1. Marcus called meeting to order at 7:08 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Joel Marcus, Bob Tennant, Eugene Hausner , Greg Prem, Michael Broh, Dan Vernon, and Brad Hutnik.
Others present: Wendy Crary, Mike Bisbach, Julie Bartlett, and Ray Johnson.
2. Crary appointed minute taker.
3. Motion by Broh, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the April 20, 2016 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Tennant, to approve minutes. Motion passed with all in favor.
5. Preliminary consultation with Julie Bartlett regarding the possibility of a Bed & Breakfast at 612 N. Cincinnati Street, parcel #182-0626, Village of Spring Green. Bartlett stated, "I am a teacher, retiring soon and I've been thinking about opening a one bedroom Bed & Breakfast in my home". "I would plan to be open from June through October". Bartlett explained that there would most likely only be one additional vehicle that may park on the road but that she does have room for parking in her driveway. Marcus reviewed Section 3.03A in regards to a Bed & Breakfast being a conditional use in the residential district and the requirements. Broh said, "One bedroom B&B's are perfect for the area but of course we would have to listen to your neighbors opinions". Vernon agreed that this would be perfect but a hearing is required and we will listen to those that attend. Marcus informed Bartlett that she may want to inquire with the original developer about Covenants and Restrictions to make sure there would be no conflicts. Marcus also explained that the Village cannot enforce developer restrictions but it could pose a civil issue should a B&B not be allowed by Developer Covenants and Restrictions. No action was taken regarding this item.
6. Discussion and possible action on the consideration to amend Section 5.03 Parking Requirements to read as follows: "In all districts, *except B-1*, and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:" Marcus reviewed the proposed amendment for all in attendance. Broh stated, "We had lots of discussion regarding this last month and we should move forward with it". Motion by Prem, second by Hausner to recommend that the Village Board amend Section 5.03 Parking Requirements to read as follows: "In all districts, *except B-1*, and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls for all vehicles in accordance with the following:" Motion passed with all in favor.
7. General Public Comment: There was no general public comment at this time.
8. Adjourn. Motion by Vernon, second by Broh, to adjourn at 7:22 p.m. Motion passed with all in favor.