

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**Wednesday, February 15, 2017**  
**Held at Village Office**  
**154 N. Lexington Street**  
**7:00 p.m.**

1. Marcus called meeting to order at 7:00 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Joel Marcus, Eugene Hausner, Michael Broh, Ed Lilla and Dan Vernon. Brad Hutnik and Greg Prem were absent.  
Others present: Wendy Crary, Todd Deibert, Dave Stebbins, Amber Westerman, and Otto Rosemeyer.
2. Crary appointed minute taker.
3. Motion by Vernon, second by Hausner, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the January 18, 2017 Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Vernon, to approve minutes. Motion passed with all in favor.
5. Preliminary consultation with Otto Rosemeyer regarding options for construction of a multi-family building on parcel #182-0689 located on the corner of Rebecca & Travis Street in the Village of Spring Green. Rosemeyer stated, "I emailed my idea for a building but if anyone has another idea for the lot I'm open to it". Rosemeyer explained that the parcel is a corner lot so he would be required to meet the front yard requirements on two sides of the lot. The Plan Commission discussed the rear, side, & front yard requirements for the zoning district. The consensus of the Plan Commission is that Rosemeyer should submit a conditional use application for reduced rear yard setbacks. Crary informed Rosemeyer that the next Plan Commission Meeting will be March 15<sup>th</sup>. Crary asked Rosemeyer, "Do you want to have a hearing for the conditional use in March or would you prefer to wait until April?" Rosemeyer replied, "I'd like to get moving on this as fast as possible". Crary explained that a conditional use requires a Class 2 Notification per the Village Zoning Ordinance. Crary continued by explaining that Rosemeyer would need to have his application submitted by the next day (February 16<sup>th</sup>) in order for the Technical Review to be completed so that notices can be mailed to the property owners within 300 feet of the parcel by February 22<sup>nd</sup>. The notice will also have to publish in the Home News on March 1<sup>st</sup> & 8<sup>th</sup> so that the hearing can be held on March 15<sup>th</sup>. Broh commented that he feels the Class 2 Notice process is very restrictive of economic growth. Broh requested that the explanation of a Class 2 Notification be reflected in the minutes. *A Class 2 Notice requires two publications in the municipalities designated newspaper. The notice must be published once each week, for two consecutive weeks, with the last notice published at least one week before the scheduled hearing. In addition all property owners within 300 feet of the proposed conditional use or rezoning must receive notification 15 days prior to the hearing.* No action necessary regarding this item.
6. Preliminary consultation with Dave Stebbins regarding options for remodel & use of warehouse on parcel #182-0046 located on E Monroe Street in the Village of Spring Green. Stebbins explained that the existing structure does not conform to the setback requirements. Stebbins stated, "I have question regarding existing nonconforming uses". Per the Zoning Ordinance Stebbins would be limited to what improvements he would be allowed to make as it is nonconforming. Lilla stated, "You could apply for a conditional use permit for the existing setbacks which would then allow for the improvements you want to make". Stebbins explained that he does not own the property but is interested in purchasing and wanted to see if there was a way to improve the building within the zoning ordinance. The consensus of the Plan Commission should Stebbins decide to proceed was favorable and possible pending the outcome of a conditional use hearing for reduced setbacks and any neighboring property owners input. No action necessary regarding this item.
7. Preliminary consultation with Dave Stebbins for proposed Certified Survey Map for parcel #182-0340 located on the corner of Hoxie & Winsted Street in the Village of Spring Green. Stebbins said, "I have this lot that is larger than I need and would like to possibly divide and sell one lot". The Plan Commission reviewed the proposed lot divisions Stebbins submitted for the property. Lilla stated, "You or your surveyor may want to get the driveway placement okayed by the DOT". The Plan Commission and Stebbins discussed the CSM process per the zoning ordinance. Stebbins asked if the Plan Commission had a preference between the three proposed options for dividing the property. The consensus of the Plan

Commission was that option 1 of the proposed lot divisions was preferred. No action necessary regarding this item.

8. Discussion and possible action regarding the addition of “Broadband Access” to the appropriate sections within the Village of Spring Green Comprehensive Plan. Broh said, “I asked Joel & Wendy to place this on the agenda, Gene will be heading up ideas for broadband in the village and township.” “Our understanding so far is in order to get grants we need to add broadband access to areas within our comprehensive plan”. Hausner stated, “We need to include broadband in our long range plan for eligibility for potential grants”. Hausner explained where the broadband access comes into the village and that the village needs to collaborate with the township, county, and private vendors. Hausner also explained that a broadband utility would need to be created for this venture. Marcus reviewed the areas that he thought it would make sense to incorporate broadband language which were Element 3 – Economic Development and Element 7 – Community Facilities and Services. Lilla stated, “We should keep it somewhat generic language so we don’t have to change it again”. Broh informed the Plan Commission that he would propose draft language for the amendments regarding broadband access. No action was necessary regarding this item and it will be placed on the next agenda for further discussion.
9. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. The Plan Commission discussed the reason for this item which was originally the side yard placement and height restrictions. Lilla explained that this discussion was originally started in late 2014 as a personal project due to many variance requests while he was completing the zoning technical reviews and that he was willing to pick it back up as a member of the Plan Commission. No action was necessary regarding this item and it will be placed on the next agenda for further discussion with the JEZC.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Hausner, second by Vernon, to adjourn at 8:25 p.m. Motion passed with all in favor.