

Minutes
Hearing of the
Spring Green Plan Commission
Wednesday, March 15, 2017
8:00 p.m.

1. Marcus called Hearing to order at 8:01 p.m. as a Hearing of the Spring Green Plan Commission. Members present: Joel Marcus, Eugene Hausner, Michael Broh, Greg Prem, Brad Hutnik, Ed Lilla, and Dan Vernon.
Others present: Wendy Crary, Greg Jewell, Tom Wermuth, Fred Iausly, Michelle Richardson, and Linda Schwanke.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Broh, to approve hearing agenda. Motion passed with all in favor.
4. Discussion on the consideration of a proposal to create Village of Spring Green Tax Incremental District No. 6 (TID #6). Jewell explained the proposal and the process for the potential creation of Village of Spring Green Tax Incremental District No. 6 (TID #6). No further discussion regarding this item.
5. Discussion on the consideration of the proposed Village of Spring Green TID #6 Project Plan. Jewell explained that there are two portions of the plan and reviewed the district boundaries and potential projects within the district which include: East Madison Street Reconstruction (Winsted/STH 23 to Peterson), Water Main Relocation and Easement, Hoxie Street Lift Station Replacement and Upgrade, Storm Sewer Extension, Hoxie Street Reconstruction (Peterson to East Termini), Hoxie Street Repairs or Reconstruction (Peterson to Winsted/STH 23), Peterson Street (Extension Phase I) with installation of a berm on large parcel, Peterson Street (Hoxie to Madison) and Peterson Street (Madison to RR). Richardson stated, "You mentioned 3 projects and then 3 additional projects, what is the difference between the groups of projects?" Jewell replied, "The first 3 will need to happen for the Cardinal Glass expansion, the other 3 would only happen with potential development of the large vacant parcel". Jewell explained schedule for the TIF Plan. The Plan Commission discussed developer's agreements & the Tax Incremental process. Wermuth stated, "From my perspective this is an investment in economic development". Iausly commented about the area of contention for residents and suggested that a visible barrier with trees for the berm be installed to protect the homeowners in the Township and the Village. Prem said, "I would like to see the barrier or berm dedicated to the public". Iausly stated, "Dedicated to the public or maintenance requirements within the developer's agreement". Richardson asked, "Have you considered a different entrance for the large parcel to the south?" "I would ask you to maybe reconsider the entrance". Jewell explained that there needs to be an element of the project within the plan but that the specifics and location can occur later if the parcel is developed. Richardson asked about the new building being proposed in regards to truck traffic and dumping of glass. Jewell explained that the Cardinal truck docks will be located on the other side of the building which should help to block some of the noise. Iausly stated, "I want to be very specific for the minutes and the Home News that the berm be a vegetative buffer between the industrial & residential areas. Jewell said, "Greg Vance, Cardinal CG Plant Manager, feels the berm has to be completed". The Plan Commission discussed avenues for the berm along with maintenance of the berm. No further discussion regarding this item.
6. General Public Comment. There was no general public comment at this time.
7. Adjourn. Motion by Vernon, second by Hausner, to adjourn at 8:54 p.m. Motion passed with all in favor.