

Minutes
Meeting of the Village of Spring Green Plan Commission
Wednesday, May 17, 2017
Held at Village Office
154 N. Lexington Street
Immediately following the Hearing at 7:00 p.m.

1. Marcus called meeting to order at 7:18 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Joel Marcus, Eugene Hausner, Greg Prem, Brad Hutnik, and Ed Lilla. Michael Broh, and Dan Vernon were absent.
Others present: Wendy Crary, Matt Anliker, Ed C. Lilla Sr., Vicky Lilla, Michael Layton, Logan Pyfferoen, Mary Lien, Greg Jewell, Peg Sprecher, Jerry Sprecher, and Tim Davis.
2. Crary appointed minute taker.
3. Motion by Hutnik, second by Prem, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the April 19, 2017 Plan Commission Hearing and Meeting. Motion by Hausner, second by Prem, to approve minutes. Motion passed with all in favor.
5. Discussion and possible action on the consideration of a request by Mary Lien & the Village of Spring Green for a conditional use permit for the placement of a sign on parcel #0608, zoned R-1, located at 520 S. Lexington Street, Village of Spring Green. Crary explained to the Plan Commission that the Village Board has approved the placement of the sign on Village property and that the conditional use is only required because all Village Property is designated as R-1. The Plan Commission discussed with Mary Lien the placement location which will be on the existing posts located on the property. Motion by Hausner, second by Lilla to approve the request by Mary Lien & the Village of Spring Green for a conditional use permit for the placement of a sign on parcel #0608, zoned R-1, located at 520 S. Lexington Street, Village of Spring Green. Motion passed with all in favor.
6. Discussion and possible action on the consideration of a request by Logan Pyfferoen for a conditional use permit for reduced side yard setback on parcel #0077, located at 156 N. Winsted Street, Village of Spring Green. The Plan Commission reviewed the application submitted by Pyfferoen and discussed the existing non-conforming structure and the fact the conditional use would rectify the non-conformance. Motion by Prem, second by Hausner to approve the request by Logan Pyfferoen for a conditional use permit for reduced north street yard reduction from 25 feet to 2 feet for the addition of a front porch as well as the pre-existing single family home on parcel #0077, located at 156 N. Winsted Street, Village of Spring Green. Motion passed with all in favor.
7. Discussion and possible action on the consideration of a request by Matthew & Michelle Anliker for a conditional use permit for reduced rear yard and street yard setbacks on parcel #0648-116, located on the corner of Bossard and Worcestor Street, Village of Spring Green. Marcus stated, "We had three citizens express concerns about the reduction and one citizen in favor of the reduction". The Plan Commission reviewed the criteria for granting a conditional use. Lilla stated, "The rear yard isn't really an issue but up to this point the village hasn't allowed street yard reductions". Prem said, "I don't think this sets precedence and it wouldn't force every home built to have the same setback". Lilla explained that the Plan Commission has historically required front yard setbacks to be 25 feet for all street yards on corner lots. Lilla stated, "I'm not going to vote but want to point out this will be setting precedence". The Plan Commission further discussed street yard requirements. Marcus stated, "I'm in agreement to reduce the rear south yard requirement from 35 feet to 18 feet". Additional discussion occurred in regards to the street yard setback. Motion by Marcus, second by Hausner, to approve a conditional use permit for Matthew & Michelle Anliker with the following setbacks; North (Street) Yard – 25 feet, West (Street) Yard – 25 feet, South Yard – 10 feet, and East Yard – 35 feet for the construction of a new single family home on parcel #0648-116, located on the corner of Bossard and Worcestor Street, Village of Spring Green. Lilla abstained from the vote. Motion passed.
8. General Public Comment: There was no general public comment at this time.
9. Adjourn. Motion by Hausner, second by Prem, to adjourn at 8:24 p.m. Motion passed with all in favor.