

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, September 19, 2018
Held at Village Office
154 N. Lexington Street
Immediately following the Hearings at 7:00 p.m.

1. Prem called meeting to order at 7:06 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Eugene Hausner, Michael Broh, Brad Hutnik (JEZC), and David Saperstein. Alternate Jane Hauser appointed by the Village of Spring Green attended in Joel Marcus's absence. Ed Lilla (JEZC) was absent.
Downtown Design members present: Paul Kardatzke and Mary D'Alton. Yvonne Notbohm was absent.
JEZC members present: Kolby Hirth, Irv Snyder, and Fred Iausly.
Others present: Wendy Crary, Greg Jewell, Todd Deibert, Jack Harris, Craig Koslica, Dan Feick, Shannon Porter, Aaron, Holverson, Irvin Snyder, Kolby Hirth, and Fred Iausly.
2. Crary appointed minute taker.
3. Motion by Hausner, second by Snyder, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the August 15, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Saperstein, to approve the August 15, 2018 Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Motion by Broh, second by Hauser, to convene as the Plan Commission and Downtown Design Committee at 7:08 p.m. Motion passed with all in favor.
6. Discussion and possible action on a sign permit for Village Family Dental at 240 W. Jefferson Street located within the Downtown Design District. The Downtown Design Committee reviewed the application and design proposed for the new sign. Kardatzke asked if the sign would have lighting. Koslica responded, "No". Motion by Hausner, second by Kardatzke to approve the sign permit for Village Family Dental at 240 W. Jefferson Street located within the Downtown Design District. Motion passed with all in favor.
7. Discussion and possible action on a Mural Project on Lexington Street located within the Downtown Design District. Shannon Porter reviewed the proposed mural design with the Downtown Design Committee. The design and entrance on the side of the building were discussed. Motion by Broh, second D'Alton to approve the Mural Project on Lexington Street located within the Downtown Design District. Kardatzke abstained. Motion passed with one abstention.
8. Motion by Broh, second by Kardatzke to convene as the Plan Commission at 7:14 p.m.
9. Discussion and possible action regarding the consideration of a request by Cardinal CG for a conditional use permit for reduced front yard setback on parcel #0511-10100, Southeast Corner of Hoxie Street & Peterson Street, Village of Spring Green. The Plan Commission reviewed the application submitted by Cardinal CG for a conditional use permit. Prem stated, "The crux of the application is to shift the building to the current front lot line and the request is for zero lot line for the front yard. Motion by Hausner, second by Hutnik to approve the request by Cardinal CG for a conditional use permit for reduced front yard setback on parcel #0511-10100, Southeast Corner of Hoxie Street & Peterson Street, Village of Spring Green. Motion passed with all in favor.
10. Motion by Iausly, second by Hauser to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:19 p.m. Motion passed with all in favor.
11. Discussion and possible action regarding the consideration to add "food processing & packaging" as a permitted or conditional use under Section 3.06 in the B-3 Zoning District. Prem started by explaining that this item was the result of a preliminary consultation last month and the recommendation was made to publish to amend the zoning ordinance. Iausly said, "I think it's worth mentioning that everyone should familiarize themselves with the location of the B-3 District". Broh stated, "I'm in favor of it being added as a conditional use due to the issues within the Village". Iausly commented, "We need to be cognizant of

the size of the village, we are all close to something”. Motion by Iausly, second by Broh to recommend that the Village Board add “food processing & packaging” as a conditional use to the B-3 Zoning District. Motion passed with all in favor.

12. Discussion and possible action regarding proposed changes for definition of “Professional Office” within the Village of Spring Green Zoning Ordinance. Saperstein stated, “The proposed language consists of definitions I found in various zoning ordinances”. Broh expressed concerns about the interpretation that chiropractor’s fall under professional offices and services. Broh said, “We would have to specifically add language to exclude clinics, dental, and doctors”. Hirth asked, “Was it intentionally drawn up to prevent competition to existing businesses?” Prem replied, “No, it was to protect the corner stone businesses in the downtown”. Hirth stated, “The tax base for the village was also mentioned at a previous meeting”. All in attendance discussed the current definition which includes a list of uses along with changes for a new definition. Hirth reiterated that the interpretation previously made by the Plan Commission and JEZC is that Chiropractor’s are under the Professional Office use and are not viewed as a clinic. The proposed definition with changes will be reviewed at the next Plan Commission and JEZC Meeting. No action necessary regarding this item.
13. Discussion and possible action regarding proposed amendments for the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed the proposed amendments for Section 2, Section 3.03B, and Section 3.11 of the Zoning Ordinance. Hirth asked that Section 2.03 be included in the amendments to be made gender neutral. Motion by Broh, second by Iausly to authorize publication to hold a hearing for the proposed amendments with the addition of striking “his” from Section 2.03. Motion passed with all in favor.
14. Discussion and possible action regarding proposed amendments for the Land Division & Subdivision Ordinance. This item will be reviewed at the next meeting.
15. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. This item will be reviewed at the next meeting.
16. General Public Comment: Hirth asked for clarification regarding general public comment pertaining to herself as a JEZC member. It was explained that any appointed or elected official of the body holding the meeting is not general public. It was also explained that Hirth can speak during items or general public comment during any other meeting held by a committee she is not a member of. Hirth said, “Perhaps you may choose to have this interpreted by legal counsel”. There was no general public comment at this time.
17. Adjourn. Motion by Iausly, second by Snyder, to adjourn at 8:26 p.m. Motion passed with all in favor.