

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission,**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, October 17, 2018**  
**Held at Village Office**  
**154 N. Lexington Street**  
**Immediately following the Hearing at 7:00 p.m.**

1. Marcus called meeting to order at 7:06 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.  
Members present: Joel Marcus, Greg Prem (JEZC), Eugene Hausner, Michael Broh, Ed Lilla (JEZC), and David Saperstein. Brad Hutnik (JEZC) was absent.  
JEZC members present: Irv Snyder and Fred Iausly. Kolby Hirth was absent.  
Others present: Wendy Crary, Todd Deibert, Robbin D'elene, and Marken D'elene.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Prem, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the September 19, 2018 Plan Commission Hearing, Plan Commission and Joint Extraterritorial Zoning Committee Hearing, and the Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Broh, second by Snyder, to approve the September 19, 2018 Plan Commission Hearing, Plan Commission and Joint Extraterritorial Zoning Committee Hearing, and the Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
5. Motion by Prem, second by Hausner, to convene as the Plan Commission at 7:08 p.m. Motion passed with all in favor.
6. Preliminary consultation with Robbin & Marken D'elene regarding the possibility of partial ground floor residential dwelling at 325 E. Monroe Street, parcel #182-0064, Village of Spring Green. Robbin D'elene passed out a handout showing the existing floor plan and a proposed floor plan for the building at 325 E. Monroe Street. D'elene explained her plans for the commercial area in the front and efficiency rentals in the rear of the building. Marcus explained that there was a zoning amendment year's back to allow for partial ground floor residential in the B-1 & B-2 Districts. Marcus stated, "I think this will work as you've proposed and is consistent with what has been allowed elsewhere in the village". The Plan Commission discussed air B&B's and short term rentals and the possible need to regulate in the future. Prem said, "We're very unique primarily due to APT and short term rentals are in high demand". Broh stated, "I'm very much in favor of more rentals and lodging in Spring Green". More discussion ensued regarding the potential need to regulate these types of uses. The consensus of the Plan Commission was if D'elene should choose to move forward that a hearing will be held for the conditional use after receiving formal application. No action necessary regarding this item.
7. Motion by Iausly, second by Saperstein to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:40 p.m. Motion passed with all in favor.
8. Discussion and possible action regarding the consideration of amendments to Section 2 General Provisions, Section 3.03B R-3 Zoning District, and Section 3.11 ESR Zoning District within the Village of Spring Green Zoning Ordinance. Motion by Prem, second by Iausly to recommend approval of amendments to Section 2 General Provisions, Section 3.03B R-3 Zoning District, and Section 3.11 ESR Zoning District within the Village of Spring Green Zoning Ordinance. Motion passed with all in favor.
9. Discussion and possible action regarding proposed changes for definition of "Professional Office" within the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed the proposed changes. Motion by Snyder, second by Hausner to publish for a hearing to amend the zoning ordinance for changes to the definition of "Professional Office". Motion passed with all in favor.
10. Discussion and possible action to add a definition of "Clinics" to the Spring Green Zoning Ordinance. The Plan Commission and JEZC reviewed proposed definition. Motion by Snyder, second by Iausly to publish for a hearing to amend the zoning ordinance to add a definition of "Clinics". Motion passed with all in favor.
11. Discussion and possible action regarding Plan Commission and Joint Extraterritorial Zoning Committee procedures for Spring Green Zoning Ordinance Amendments. Prem explained that he asked for this agenda item and has been completing research of the state statutes. The Plan Commission and JEZC

discussed the process for amendments within the Extraterritorial Zoning Area and within the Village. Prem stated, "We may want to separate the zoning districts that are shared by both the Village and ET area." A discussion item will be placed on the next agenda in regards to the ET Area and possible changes of procedures for the Plan Commission and JEZC. No action necessary regarding this item.

12. Discussion and possible action regarding proposed amendments for the Land Division & Subdivision Ordinance. This item will be reviewed at the next meeting.
13. Discussion and possible action regarding Accessory Uses and Structures within the Village of Spring Green Zoning Ordinance. Ed Lilla reviewed a handout he prepared regarding accessory uses and structures. No action was taken and this item will be reviewed at the next meeting.
14. General Public Comment: There was no general public comment at this time.
15. Adjourn. Motion by Iausly, second by Prem, to adjourn at 9:10 p.m. Motion passed with all in favor.