

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**And Joint Extraterritorial Zoning Committee**  
**Wednesday, November 14, 2018**  
**Held at Village Office**  
**154 N. Lexington Street**  
**Immediately following the Hearings at 7:00 p.m.**

1. Marcus called meeting to order at 7:12 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, Ed Lilla (JEZC), and Brad Hutnik (JEZC). Michael Broh and David Saperstein were absent.  
JEZC members present: Irv Snyder and Fred Iausly. Alternate Dave Radel appointed by the Town of Spring Green also attended.  
Others present: Wendy Crary, Mike Bisbach, Aaron Holverson, and Kelly Feiner.
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 October 17, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion by Hausner, second by Snyder, to approve minutes from the October 17, 2018 Plan Commission and Joint Extraterritorial Zoning Committee Hearing and Meeting. Motion passed with all in favor.
5. Convene as the Plan Commission. Motion by Prem, second by Hutnik, to convene as the Plan Commission at 7:14 p.m. Motion passed with all in favor.
6. Discussion and possible action on the consideration of a request by Brewhaha Roasters, LLC for a conditional use permit for "Food processing & packaging" on parcel #182-0873, 515 Rainbow Road, Village of Spring Green. Marcus stated, "There were no citizens that spoke in favor or against the request during the hearing". Marcus continued by saying, "There is an email from Dan Feick regarding the current business location but for the record the conditional use is for Rainbow Road and no restrictions can be placed on the current location". Prem asked, "Is the current equipment you use being transferred to the new location?" Holverson replied, "Yes, all the equipment we purchased to eliminate the smell and smoke will be transferred to the new locations". Holverson inquired about adding retail for the business on Rainbow Road. The Plan Commission discussed the permitted uses for the B-3 District and agreed that anything associated with coffee and the business logo would be permitted. The Plan Commission informed Holverson that sign permits will be needed for any business signage they wish to have at the new location. Motion by Prem, second by Hausner to approve the request by Brewhaha Roasters, LLC for a conditional use permit for "Food processing & packaging" on parcel #182-0873, 515 Rainbow Road, Village of Spring Green. Motion passed with all in favor.
7. Preliminary consultation with Cardinal Glass Industries for a Certified Survey Map (CSM) for the Industrial Park / TIF Expansion Projects, parcel #182-0511-101, located along Hoxie Street, Village of Spring Green. Bisbach reviewed the proposed Certified Survey Map for Cardinal Glass which includes expanded easements for berms, relocation of Hoxie Street, and the utilities. Lilla pointed out that the section coordinates need to be on the final CSM for signatures. Prem asked, "Will the berms go in place immediately?" Bisbach replied, "The berms are underway right now". The consensus of the Plan Commission is that Cardinal Glass Industries should proceed with the Certified Survey Map (CSM) for the Industrial Park / TIF Expansion Projects. No action necessary regarding this item.
8. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Prem, second by Iausly to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 7:35 p.m. Motion passed with all in favor.
9. Discussion and possible action regarding the consideration to amend the definition of "Professional Office" in the Spring Green Zoning Ordinance. Motion by Snyder, second by Hutnik to recommend approval to amend the definition of "Professional Office" in the Spring Green Zoning Ordinance. Joint Vote: Motion passed with all in favor.
10. Discussion and possible action regarding the consideration to add a definition of "Medical or Dental Clinic(s)" to the Spring Green Zoning Ordinance. Motion by Prem, second by Radel to recommend to

add a definition of “Medical or Dental Clinic(s)” to the Spring Green Zoning Ordinance. Hutnik inquired about a nurse practitioner or similar profession being covered under Medical or Dental Clinic(s). Marcus replied, “They would be covered due to the requirement of supervision by licensure for a doctor”. Joint Vote: Motion passed with all in favor.

11. Discussion and possible action regarding separation of Plan Commission and Joint Extraterritorial Zoning Committee procedures and zoning ordinance. Prem informed those present that he researched the state statutes for the appointment of a JEZC Chair and found nothing. The Plan Commission and JEZC discussed the potential process for appointment of a chair. All in attendance discussed the frequency of meetings and if the JEZC meetings should be held separate from Plan Commission meetings. Iausly stated, “I think we need more clarity on the different bodies but we don’t need to meet on separate nights”. “We can continue to meet how we do now; maybe we remove ourselves from the table just to clarify what is JEZC and what is Plan Commission”. Prem pointed out the zoning designations that are shared by the Village and Extraterritorial Area. Discussion surrounding the shared zoning designations occurred at this time. The consensus of the Plan Commission and JEZC is that two separate agenda items will be added to the December meeting agenda for reconfiguration of zoning districts and designation of a chair person. No action necessary regarding this item.
12. Discussion and possible action regarding 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. 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 8:25 p.m. Motion passed with all in favor.