

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, December 11, 2019
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), Michael Broh, Ed Lilla (JEZC), Eugene Hausner, Brad Hutnik (JEZC), and David Saperstein.
Downtown Design members present: Yvonne Notbohm, Paul Kardatzke, and Mary D'Alton were absent.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Wendy Crary, Aaron Holverson, and Don Greenwood.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Prem, to approve meeting agenda. Joint Vote: Motion passed with all in favor.
4. Approve minutes from the November 13, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion by Snyder, second by Prem, to approve minutes from the November 13, 2019 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Joint Vote: Saperstein, Marcus, and Falteisek abstained. Motion passed.
5. Convene as the Plan Commission and Downtown Design Committee. Motion by Broh, second by Saperstein to convene as the Plan Commission and Downtown Design Committee at 7:07 p.m. Motion passed with all in favor.
6. Discussion and possible action on a sign permit for Royal Bank at 152 S. Worcester Street located within the Downtown Design District. Broh inquired about the lighting and voice his concerns about the lighting being turned off when the bank is not open. Greenwood stated, "A bank is technically open 24/7 since the ATM Machine is available for customers". Those in attendance discussed extensively what should be stated on the permit in regards to lighting. Motion by Broh, second by Hausner to approve the sign permit for Royal Bank at 152 S. Worcester Street located within the Downtown Design District contingent upon the light being turned off when the lobby and drive through are not staffed. Motion passed with all in favor.
7. 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 7:25 p.m. Joint Vote: Motion passed with all in favor.
8. Discussion and possible action on the consideration to amend the definition of "Household Occupation" in the Village of Spring Green Zoning Ordinance. Motion by Broh to recommend approval of amendments for "Household Occupation". Motion withdrawn to allow further discussion by the Plan Commission and JEZC members. Saperstein asked, "Is there a definition for household equipment?" Saperstein also questioned why business hours are listed in the definition. Saperstein said, "I'm an attorney and I can have an office in my home but according to this I can't work after 7 p.m.". Members that were present in November explained what changes were being made to the definition and why. Changes were made to allow barbering and beauty shops as household occupations due to a request from a resident. It was also explained that the hours listed are when customers and/or clients can conduct business not when the homeowner can work.
JEZC Vote: Motion by Iausly, second by Prem to recommend approval to amend the definition of "Household Occupation" in the Village of Spring Green Zoning Ordinance. Motion passed with all in favor.
Plan Commission Vote: Motion by Broh, second by Hausner to recommend approval to amend the definition of "Household Occupation" in the Village of Spring Green Zoning Ordinance. Motion passed with all in favor.
Iausly was chair for the remainder of the meeting.

9. Discussion and possible action regarding short term rentals and Air B&B's within the Village of Spring Green Zoning Ordinance. Iausly reviewed proposed zoning amendments for short term rentals and accessory dwelling units. Saperstein asked questions about the proposed changes. Broh's Fire/EMS pager went off and Broh left at 7:53 p.m. for an emergency response call. The Plan Commission and JEZC debated proposed language and potential issues with setback requirements. In addition those in attendance discussed prohibiting existing non-conforming structures and variances from utilizing buildings as accessory dwelling units. This item will be on the next agenda for further discussion.
10. Discussion and possible action regarding Accessory Structures and Accessory Uses within the Village of Spring Green Zoning Ordinance. This item was discussed in conjunction with the previous agenda item. Motion by Snyder, second by Lilla to complete corrections and bring back for discussion at the January Meeting. Joint Vote: Motion passed with all in favor.
11. General Public Comment: There was no general public comment at this time.
12. Adjourn. Motion by Hausner, second by Hutnik, to adjourn at 8:32 p.m. Joint Vote: Motion passed with all in favor.