

Hearing Minutes
Spring Green Plan Commission
Wednesday, October 20, 2021

Hearing held via Zoom & Teleconference due to COVID 19 Health Emergency
7:00 pm

1. Prem called the Hearing to order at 7:02 p.m. as a Hearing of the Spring Green Plan Commission. Members present: Greg Prem, Brad Hutnik, Patrick Hagen, Michael Broh, David Saperstein, and Ed Lilla. Jason Frazier was absent.
Others present: Wendy Crary, Roger Hoffman, Lori Hoffman, Cody Brownlee, Chuck Ruetten, Shawna Alt, Todd Deibert, Chad Hunter, Malahn Drott, Brian Drott, Robin Reid, Jackson Hall, Michelle Richardson, Jason Falteisek, Sue Pforr, Irv Snyder, Nils Richardson, Fred Iausly, and Janice Crook.
2. Crary appointed minute taker.
3. Motion by Hagen, second by Saperstein, to approve agenda. Motion passed with all in favor.
4. Consideration on a request by Richardson & Ruetten Construction/Cody Brownlee for a conditional use permit for reduced side yard setback on parcel #182-0675, located at 665 Erik Street, Village of Spring Green. There were no comments regarding this item.
5. Consideration on a request by Land Restoration Services LLC/Jackson Hall to rezone parcel #182-0510, located on S. Peterson Street, Village of Spring Green from AT Village Agricultural Transition District to R-3 Village Multiple-Family Residential District. Prem inquired if all Plan Commission members had a chance to review the letter and pictures submitted by neighboring property owners and their concerns about rezoning the parcel. Michelle Richardson asked if the Plan Commission members had any questions after reviewing what she prepared and submitted on behalf of the adjoining property owners. Hagen asked Richardson if she would be in attendance for the meeting following the hearing. Richardson informed everyone that she would attend the meeting and proceeded to reiterate her points regarding the flooding in the area. Chad Hunter said, "Water flows east from Greenway to this lot, without any stormwater drainage along Hoxie Street this lot is flooded often". Prem inquired about the parcel during the 2008 flooding. Hunter responded, "It was bad in 2008". Roger Hoffman stated, "Water was three feet from our house and water is an issue repeatedly". Jackson Hall responded, "I hear and welcome everyone's opinion but stormwater was installed on Peterson Street and there is supposed to be storm drainage in the future on Hoxie". Hall continued by saying, "I had an interested party for a single-family home but that didn't pan out". "I have nothing in the works for building, I'm just trying to see if rezoning is possible". Hunter stated, "At one time Jackson wanted to divide and join the property to neighboring properties". Janice Crook said, "We also have water issues every year and we mow this property to keep it nice". There were no additional comments regarding this item.
6. General Public Comment: There was no general public comment at this time.
7. Adjourn. Motion by Hutnik, second by Broh, to adjourn at 7:25 p.m. Motion passed with all in favor.

Minutes
Meeting of the Village of Spring Green Plan Commission,
Downtown Design Committee, and
Joint Extraterritorial Zoning Committee
Wednesday, October 20, 2021
Meeting held via Zoom & Teleconference due to COVID 19 Health Emergency
Immediately following the hearing at 7:00 p.m.

1. Prem called meeting to order at 7:26 p.m. as a Meeting of the Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee.
Members present: Greg Prem (JEZC), Brad Hutnik (JEZC), Patrick Hagen, Michael Broh, David Saperstein, and Ed Lilla (JEZC). Jason Frazier was absent.
Downtown Design members present: Ali Kauss at 7:19 p.m. Paul Kardatzke, and Yvonne Notbohm were absent.
Town JEZC members present: Fred Iausly, Jason Falteisek, and Irv Snyder.
Others present: Wendy Crary, Roger Hoffman, Lori Hoffman, Cody Brownlee, Chuck Ruetten, Shawna Alt, Todd Deibert, Chad Hunter, Malahn Drott, Brian Drott, Robin Reid, Jackson Hall, Michelle Richardson, Sue Pforr, Nils Richardson, and Janice Crook.
Nate Robson at 7:46 p.m. and Valley Sentinel at 7:48 p.m.
2. Crary appointed minute taker.
3. Motion by Iausly, second by Hagen, to approve meeting agenda. Motion passed with all in favor.
4. Approve minutes from the September 15, 2021 Spring Green Plan Commission Hearing. Motion by Lilla, second by Saperstein, to approve minutes from the September 15, 2021 Spring Green Plan Commission Hearing. Motion passed with all in favor.
5. Approve minutes from the September 15, 2021 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Iausly asked for an amendment to include a note regarding the necessity of the Extraterritorial Zoning Area to item #15. Lilla requested an amendment to include a note regarding Corporate Boundary Agreements to item #15 as well. Motion by Iausly, second by Falteisek, to approve minutes with amendments from the September 15, 2021 Spring Green Plan Commission and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in favor.
6. Convene as the Plan Commission and Downtown Design Committee. Motion by Hagen, second by Hutnik to convene as the Plan Commission and Downtown Design Committee at 7:31 p.m. Motion passed with all in favor.
7. Discussion and possible action on signs, awning, and exterior change for Victoria Sterling Antiques, LLC at 100 N. Lexington Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Broh, second by Saperstein, to approve the signs, awning, and exterior change for Victoria Sterling Antiques, LLC at 100 N. Lexington Street located within the Downtown Design District. Motion passed with all in favor.
8. Discussion and possible action on a sign permit for First Weber at 102 S. Washington Street located within the Downtown Design District. The Downtown Design Committee reviewed the application submitted. Motion by Saperstein, second by Lilla, to approve the sign permit for First Weber at 102 S. Washington Street located with the Downtown Design District. Motion passed with all in favor.
9. Convene as the Plan Commission. Motion by Hagen, second by Broh, to convene as the Plan Commission at 7:38 p.m. Motion passed with all in favor.
10. Discussion and possible action on the consideration of a request by Richardson & Rutten Construction/ Cody Brownlee for a conditional use permit for reduced side yard setback on parcel #182-0675, located at 665 Erik Street, Village of Spring Green. The Plan Commission reviewed the application submitted. Motion by Broh, second by Hagen to approve a conditional use permit for north side yard reduction from 10 feet to 6 feet for construction of a single-family home on parcel #182-0675, located at 665 Erik Street, Village of Spring Green. Motion passed with all in favor.
11. Discussion and possible action on the consideration of a request by Land Restoration Services LLC/Jackson Hall to rezone parcel #182-0510, located on S. Peterson Street, Village of Spring Green from AT Village Agricultural Transition District to R-3 Village Multiple-Family Residential District. Hagen inquired about the meaning of AT. Prem explained AT means Agricultural Transition. Prem

stated, "The criteria within Section 2.07 - Site Restrictions specifically references flooding, concentrated runoff, drainage, etcetera." "We've heard and seen evidence related to stormwater runoff." Lilla commented, "We need to consider if there are adequate facilities and stormwater drainage needs to be addressed." Lilla pointed out that a 16-unit apartment building would require two parking stalls per unit. Prem commented that stormwater management, a site plan, and stormwater studies are needed for the parcel. Hagen inquired about the Smart Growth Plan as it relates to affordable housing. Lilla replied, "There are numerous lots zoned for multi-family throughout the village". Prem stated, "The immediate issue is if the parcel is suitable for this type of development". Saperstein said, "I'm not comfortable with moving forward with rezoning". Prem stated, "Jackson Hall should prepare and submit a site plan for the property". The Plan Commission discussed the R-3 zoning and concerns with where the parcel is located which is in the middle of single-family properties. Further discussion occurred with those in attendance regarding the location and rezoning. Motion by Prem, second by Broh to defer action until suitability for development can be determined and to allow the applicant to complete and submit a site plan which addresses stormwater management along with a conceptual drawing for a multi-family unit. Motion passed with all in favor.

12. Convene as the Plan Commission and Joint Extraterritorial Zoning Committee. Motion by Snyder, second by Hagen to convene as the Plan Commission and Joint Extraterritorial Zoning Committee at 8:13 p.m. Motion passed with all in favor.
13. Discussion and possible action on review and enforcement of Section 7.0 Signs of the Spring Green Zoning Ordinance. Prem asked that all members review the letter drafted by Lilla and submit comments and/or suggestions for the next meeting. No action taken; this item will be on the next agenda for further discussion.
14. Discussion and possible action regarding definition for mobile homes. No action taken; this item will be on the next agenda for further discussion.
15. Discussion and possible action regarding definition for shipping container house. No action taken; this item will be on the next agenda for further discussion.
16. Discussion and possible action regarding complete revision of the Village of Spring Green Zoning Ordinance. The Plan Commission and JEZC discussed this item briefly. Lilla suggested a separate agenda item moving forward to separate revision of the ordinance from the discussion about the ET Area versus a boundary agreement. Iausly stated, "Even though they go hand in hand, separate agenda items would be good". No action taken; this item along with a separate agenda item will be on the next agenda for further discussion.
17. General Public Comment: There was no general public comment at this time.
18. Adjourn. Motion by Iausly, second by Lilla, to adjourn at 8:25 p.m. Motion passed with all in favor.