

Minutes
Meeting of the Village of Spring Green Plan Commission
Wednesday, August 17, 2022
Meeting held via Zoom & Teleconference
7:00 p.m.

1. Prem called meeting to order at 7:05 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Greg Prem, Brad Hutnik, Kevin Zimmer, and Ed Lilla. David Saperstein, and Michael Broh were absent. There is currently one vacant seat. Others present: Wendy Crary, and Pam Chehade.
2. Crary appointed minute taker.
3. Motion by Hutnik, second by Zimmer, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the July 20, 2022 Spring Green Plan Commission Meeting. Motion by Hutnik, second by Lilla, to approve minutes from the July 20, 2022 Spring Green Plan Commission Meeting. Motion passed with all in attendance in favor.
5. Preliminary consultation with Pam Chehade regarding conversion of single-family home in the B-1 District to a duplex, parcel #182-0117 located at 215 W. Jefferson Street, Village of Spring Green. Chehade explained that the parcel is currently zoning B-1 and she has questions regarding the property. Prem explained that the single-family home is an existing non-conforming use within the B-1 District. Chehade asked, "Is it possible to convert the house to a duplex?" Chehade also inquired about partial retail with residential for the house. Prem explained the home could be converted to partial retail with residential via the Conditional Use process. The B-1 District allows for partial ground floor dwelling with retail. Prem also explained the home could not be converted to a duplex without rezoning the parcel to residential. Chehade inquired about converting the accessory structure located on the property to retail space. Lilla commented, "The accessory building is very close to the property line, you will want to verify that the accessory structure is not in the village right-of-way prior to making improvements." Lilla explained that the zoning ordinance limits improvements to structures that encroach into the village right-of-way. The Plan Commission discussed with Chehade possible options for the property. The Plan Commission & Chehade also discussed connecting the accessory structure to water and sewer. Chehade will verify if the accessory structure is entirely located on the parcel with no encroachment into the village right-of-way and will inquire about options for connecting to public water and sewer with the Public Works Department and Jewell Associates. Chehade will return for another preliminary consultation if needed. No action necessary regarding this item.
6. Discussion and possible action on drafting Developers Agreement for Land Restoration Services LLC/Jackson Hall for parcel #182-0510, located on S. Peterson Street, Village of Spring Green. Prem reviewed the specific items discussed by the Plan Commission previously. Prem reiterated the following requirements in regards to a Developers Agreement for parcel #182-0510, located on S. Peterson Street. 1- Storm Water Management Facility for 100-year storm event. 2 – Parking will not be allowed in the rear or the west side of future building. 3 – Maximum building foot print must be contained within 120 feet from eastern lot line. 4 – Agreement for tree retention and replacement plan for vegetative screening of the property. 5 – Certified Survey Map must be advanced to remedy deficient road right-of-way. 6 – Village will grant R-3 Rezoning contingent upon the stated provisions being in place. Prem plans to contact Robin Reid to inquire with the Village Attorney for best approach for drafting a Developers Agreement. No action was taken and this item will be on a future agenda.
7. General Public Comment: There was no general public comment at this time.
8. Adjourn. Motion by Lilla, second by Zimmer, to adjourn at 8:09 p.m. Motion passed with all in attendance in favor.