

**Minutes**  
**Meeting of the Village of Spring Green Plan Commission**  
**Wednesday, September 21, 2022**  
**Meeting held via Zoom & Teleconference**  
**7:00 p.m.**

1. Prem called meeting to order at 7:00 p.m. as a Meeting of the Spring Green Plan Commission. Members present: Greg Prem, Kevin Zimmer, Brad Hutnik, and David Saperstein. Ed Lilla, and Michael Broh were absent. There is currently one vacant seat. Others present: Wendy Crary, Todd Deibert, and Pam Chehade. Lucy Bindl and Randy Bindl – 7:01 p.m.
2. Crary appointed minute taker.
3. Motion by Hutnik, second by Saperstein, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the August 17, 2022 Spring Green Plan Commission Meeting. Motion by Hutnik, second by Zimmer, to approve minutes from the August 17, 2022 Spring Green Plan Commission Meeting. Motion passed with all in attendance in favor.
5. Preliminary consultation with Pam Chehade regarding single-family home & accessory structure located at 215 W. Jefferson Street, parcel #182-01117, Village of Spring Green. Chehade explained that the accessory structure does encroach into the village right-of-way. Chehade would like to clean up the building by replacing windows and doors primarily. The Plan Commission discussed Zoning Ordinance Section 8.0 Nonconforming Uses, Structures and Lots with Chehade. Saperstein inquired about the interpretation of structural repairs versus structural alterations within the ordinance. The consensus of the Plan Commission is that the replacement of windows and doors is maintenance and is not subject to Section 8.01 of the Village of Spring Green Zoning Ordinance. Chehade would like to convert the single-family home to mixed use residential with retail and/or office space. Prem explained the B-1 District allows the mixed uses stated but Chehade will need to apply for a Conditional Use Permit for Partial ground floor residential dwelling for conformance with the Zoning Ordinance. Crary will assist Chehade with the application process for Conditional Use Permit & Downtown Design District review. No action necessary regarding this item.
6. Discussion and possible action on a Certified Survey Map (CSM) submitted by Randy & Lucy Bindl, and Margaret & Kim Ready to join three lots into two, parcels #182-0797-00000, #182-0798-00000, and #182-0799-00000, located on Evergreen Way, Village of Spring Green. Prem stated, “We held a preliminary consultation at a previous meeting and the consensus was that the applicants should proceed with the CSM.” Motion by Saperstein, second by Hutnik to recommend approval to the Village Board for Certified Survey Map (CSM) submitted by Randy & Lucy Bindl, and Margaret & Kim Ready to join three lots into two, parcels #182-0797-00000, #182-0798-00000, and #182-0799-00000, located on Evergreen Way, Village of Spring Green. Motion passed with all in attendance in favor.
7. General Public Comment: Chehade asked “As the Plan Commission is the village’s focus more on residential or business and retail.” Prem explained the village has a Smart Growth Plan and that the Plan Commission focuses more on grouping compatible uses. Saperstein stated, “There certainly is a need for affordable residences in the village.” Crary explained there are many vacant parcels available for residential, business, and retail. There was no additional general public comment at this time.
8. Adjourn. Motion by Saperstein, second by Zimmer, to adjourn at 7:31 p.m. Motion passed with all in attendance in favor.