

Minutes
Meeting of the Village of Spring Green Plan Commission
And Joint Extraterritorial Zoning Committee
Wednesday, September 20, 2023
Held at Spring Green Village Office
154 N. Lexington Street
Meeting held in-person and virtually via Zoom & Teleconference
7:00 p.m.

1. Prem called meeting to order at 7:01 p.m. as a Meeting of the Spring Green Plan Commission and Joint Extraterritorial Zoning Committee.
Members present: In-Person - Greg Prem (JEZC), Robin Reid, and Michael Broh. Virtually – Brad Hutnik (JEZC). Ed Lilla (JEZC) arrived in-person at 7:07 p.m. Members absent: Kevin Zimmer and David Saperstein.
Town JEZC members present: In-Person – Fred Iausly and Jason Falteisek. Members absent: Irv Snyder.
Others present: In-Person – Wendy Crary, Pam Chehade, Scott Whitsett, and Darlene Stanek. Virtually – Jenny Bailey.
2. Crary appointed minute taker.
3. Motion by Broh, second by Reid, to approve meeting agenda. Motion passed with all in attendance in favor.
4. Approve minutes from the August 16, 2023 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion by Reid, second by Falteisek, to approve minutes from the August 16, 2023 Spring Green Plan Commission, Downtown Design Committee, and Joint Extraterritorial Zoning Committee Meeting. Motion passed with all in attendance in favor.
5. Discussion and possible action regarding minimum lot sizes allowed in the ARE and ARN Zoning Districts. Prem stated, “This item came to light during our discussion last month, there is a gap between 1.5 acres and 4 acres”. Those in attendance discussed potential amendments to address the gap in acreage including the possibility of a definition to include standards for under 4 acres and separate standards for over 4 acres. No action was taken and this item will be on a future agenda.
6. Convene as the Plan Commission. Motion by Lilla, second by Broh to convene as the Plan Commission at 7:18 p.m. Motion passed with all in attendance in favor.
7. Discussion and possible action on a Certified Survey Map (CSM) submitted by Darlene Stanek to join two lots into one, parcels #182-0658-00000 and #182-0659-00000, located at 512 Rebecca Street, Village of Spring Green. Prem stated, “A preliminary consultation was held previously and the applicant was advised to proceed.” Motion by Lilla, second by Reid to recommend approval to the Village Board for Certified Survey Map (CSM) submitted by Darlene Stanek to join two lots into one, parcels #182-0658-00000 and #182-0659-00000, located at 512 Rebecca Street, Village of Spring Green. Motion passed with all in attendance in favor.
8. Preliminary consultation with Pamela Chehade for proposed Certified Survey Map (CSM) for parcel #182-0117-00000, located 215 W. Jefferson Street, Village of Spring Green. Lilla stated, “The Subdivision Ordinance won’t allow creation of a new lot for an existing non-conforming structure.” Lilla continued by explaining that if the structure was moved out of the right-of-way or removed entirely then the Plan Commission could potentially allow the lot to be divided. The Plan Commission discussed with Chehade possible ideas for the lot and the structure. The consensus of Plan Commission is that a land division cannot be approved for the existing non-conforming structure to be on a lot by itself. No action necessary regarding this item.
9. Preliminary consultation with Jeannette Bailey for proposed Certified Survey Map (CSM) for parcel #182-0132-00000, located at 129 N. Wood Street, Village of Spring Green. Prem reviewed the information submitted. Bailey explained that she is requesting to complete a Certified Survey Map to adjust the lot lines for the Gruber’s driveway which is partially on her property. The consensus of the Plan Commission is that Bailey can proceed with a CSM which will need to be submitted for final review by the Village. No action necessary regarding this item.
10. General Public Comment: There was no general public comment at this time.
11. Adjourn. Motion by Broh, second by Hutnik, to adjourn at 8:10 p.m. Motion passed with all in attendance in favor.