



Plan Commission Meeting
Monday, February 5, 2024
5:30 p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

- 1. Call to Order, Roll Call:** Chairman San Felippo called the meeting to order at 5:30 pm. Commission members present included Steven Masslich, Randy Soerens, Mike San Felippo, Jeff Schultz, Barbara Ruege, and Peter Lederer. John Schluechtermann attended at 5:40 pm. Village employees present included Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign in sheet.

Let it be known there was a quorum of the village board as Duane Urbanski arrived at 5:30 pm. Elizabeth Manian attended virtually at 5:30 pm. Eric Stowell attended at 6:25 pm.

- 2. Discussion and Possible Action to approve the January 15, 2024, meeting minutes.**

Chairman San Felippo made a motion to approve as submitted, motion was seconded by Member Soerens. Motion carried 6-0.

- 3. Discussion and Review related to the village zoning ordinances.**

Chairman San Felippo informed the board he would like to focus on R1 district and then look at other sections. Potentially create a PUD to encompass all changes to cover all potential changes that would pertain to properties.

Member Schultz proposed to the board a change to Section 38.68b, add the word “minimum”. Additionally asked for clarification on Section 38.68(3)(d)(1)(i) as he is unable to interpret. Chairman San Felippo informed the board that his interpretation is that the accessory building needs to be in the rear yard and can this be clarified in the definition of front/rear yard. Member Schultz suggested changing the wording to be “behind principal building”. Chairman San Felippo inquired as should they allow them to be in the side yard.

Member Schultz presented handouts to the board with information about lot sizes within the village. Additionally, presented handouts to the board with general information about homes within the village. Inquired as could these be used to determine which ordinances are important and which are not.

Chairman San Felippo informed the board the intent of the meeting was to review what is currently in place and tweaking it. Then creating another ordinance for all lots this current ordinance does not allow for existing. Member Schluechtermann informed the board that the current is for new not old, and what is expected to clarify wording to help make current move understandable.

Member Schluechtermann inquired as to in section 38.68(3)(c)(5)(iii) and the purpose of this statement. Chairman San Felippo suggested that when a change was made this line must have been put in place.

Member Ruege suggests the clarification of what constitutes being grandfathered in. Are they stuck with what was allowable during that or do they abide by current?

Chairman San Felippo inquired as to section 38.68(3)(d)(1)(i) as to if this should be changed or is it fine the way it is. Member Masslich informed the board that rear yard is defined on page 5. Chairman San Felippo that we could potentially put “refer to definitions page.”

Chairman San Felippo informed the board that they should convene to the next meeting in two weeks. Clerk Waala informed the board there will be a meeting in two weeks because there are some proposals to be presented so put a time slot in for this, but there will be other items on the agenda.

4. Adjourned at 6:30 pm.