

VILLAGE OF EGG HARBOR PLAN COMMISSION PUBLIC HEARING MINUTES

TUESDAY JANUARY 26, 2021 12:00 NOON

<https://villageofegg Harbor.zoom.us/j/94130060330>

Call in Number: 312 626 6799 Meeting ID: 941 3006 0330

TO WHOM IT MAY CONCERN:

Notice is hereby given that at 12:00 P.M. on January 12, 2021, the Village Plan Commission of the Village of Egg Harbor will hold a public hearing on the Zoom platform using Meeting ID 941 3006 0330, to receive testimony from the public on the special development district relief application filed by Erin Anschutz. Said special development district relief application pertains to property located at 7667 State Hwy 42 in the Village of Egg Harbor, (Tax Parcel Number: 1180125302641J) which is located in the Village's Recreational (REC) Zoning District with a Special Development District overlay.

Said application is seeking relief from the following sections of Chapter 152 Zoning of the Village of Egg Harbor Municipal Code: Section § 152.048 (A) (2) which stipulates the side yard setback for building structures needs to be a minimum of 20' as measured from the side lot line; Section § 152.030 (F) (2) (d) which stipulates that the driveway must be five feet from the parcel line.

All interested parties are invited to give testimony. Members of the public wishing to provide sworn testimony for conditional use permit consideration will need to do so using the video option of the zoom meeting. General public comments will also be accepted during open session by members of the public joining the zoom meeting by phone. Deliberations will be made by the Village Plan Commission at their special meeting following the hearing.

Dated December 23, 2020

Published on January 1, 2021 and January 8, 2021.

- Chair Joe Smith opened the public hearing at 12:00 PM regarding the Special Development District application filed by Erin Anschutz.
- Joe Smith presented the information above regarding her application.
- Joe Smith opened the floor for testimony.
- Tom Strong 5033 Shady Lane, Egg Harbor, WI, provided testimony on behalf of the Village of Egg Harbor:
 - Tom provided an overview of the draft version of the Findings of Fact and Conclusions of Law as outlined in the meeting packet. Items highlighted were:
 - Notices were appropriately published as indicated in the affidavit.
 - This project meets the criteria that that this project is consistent with the spirit and intent of regulations, is an improved design over the current structure and is compatible with the surrounding area.
 - Village staff concludes this application meets the requirements outlined under the criteria outlined in § Sec. 152.026 (F) and recommends Plan Commission Approval as follows:

- That the Village staff shall prepare and issue a Special Development District Permit to the Applicant consistent with the Determination herein, which shall be recorded against the Property to protect and preserve the rights and responsibilities identified herein.
- The setback from the south lot line shall be no less than 10 feet.
- The setback from the north lot line shall be no less than 5 feet.
- The Applicant shall execute a shared use agreement for the driveway with the owner of parcel 1180125302641G and provide the village with an executed copy of the agreement.

- Joe Smith opened the floor to additional testimony.
- Hearing none, Chair Smith closed the public hearing at 12:03 PM.

Minutes completed by Tom Strong on January 14, 2021 for committee approval on January 26, 2021.

VILLAGE OF EGG HARBOR PLAN COMMISSION MINUTES

TUESDAY JANUARY 12, 2021 – 12:00 P.M.

The Plan Commission Meeting will begin immediately
after the 12:00 PM Public Hearing.

<https://villageofegg Harbor.zoom.us/j/94130060330>

Call in Number: 312 626 6799 Meeting ID: 941 3006 0330

Joe Smith, Chair
Kathy Navis, Commissioner
Emily Pitchford, Commissioner
Jon Kolb, Commissioner

Paula Cashin, Commissioner
Lou Nyberg, Commissioner
Cambria Mueller, Commissioner

1. Call Meeting to Order
 - Chair Joe Smith called the meeting to order at 12:03 PM
 - Commission Members Present: Joe Smith, Chair, Paula Cashin, Kathy Navis, Lou Nyberg, Cambria Mueller, Jon Kolb.
 - Absent: Emily Pitchford
 - Village Staff: Tom Strong.
 - Public Attendees: Fred Anderson, Erin Anschutz, Lisa Van Laanen
2. Approve Agenda
 - **Cambria Mueller moved to approve the agenda. Second by Lou Nyberg. Motion unanimously approved.**
3. Pledge of Allegiance
4. Approval of December 22, 2020 Meeting Minutes
 - Paula Cashin: Provided corrections before approving.
 - Kathy Navis: Provided corrections before approving.
 - **Joe Smith moved to approve the December 22, 2020 minutes as amended. Second by Cambria Mueller. Motion unanimously approved.**
5. Open Session
 - Chair Smith opened the floor for public comments.
6. Location move for Anderson/Peters Group, LLC Employee Housing Project at 7942 STH 42 (Parcel # 118-0124302614M5)
 - Tom Strong: Provided background information of the original site plan and the request to change the location of the house on the parcel. Staff sees no issue with changing the location of the house for this project.
 - Fred Anderson provided more details about desired new location of the employee dwelling house. We would like to move the house north on church street, where the 415' mark is on the original plans. This will be easier digging and will require less tree removal, mainly of

less than desirable cedar trees. In our mind, this is a much better location.

- Joe Smith: Any comments from commissioners?
- Kathy Navis: Fine.
- Jon Kolb: I'm ok with it.
- Lou Nyberg: No problem.
- **Joe Smith moves to approve Fred Anderson's request to move the location of this structure as presented. Cambria Mueller Second.**
- **Motion unanimously carried.**
- Kathy Navis: Will there be a driveway off of Church Street?
- Fred Anderson: Yes, there will be a driveway and parking for three cars.

7. Deliberation of the Special Development District application filed by Erin Anschutz for 7667 Hwy 42 (Parcel # 118-0125302641J).

- Joe Smith: We held the public meeting earlier today as required by our ordinance. Do any of the commissioners have any concerns or comments?
- Kathy Navis: I think the fact that the house is going to be farther away from the lot line and we will have the shared driveway agreement in place, I don't have any issue with it at all.
- Cambria Mueller: What was the concern the neighbor to the south had?
- Tom Strong: When he came into the office a few months ago, his only concern was that the existing structure has an entrance facing his property and a walkway that goes into his property. His concern was that this project would get a thorough review and go through the proper channels. Erin has proactively communicated with in advance. I also included him in the email notice for this public hearing and meeting.
- Erin Anschutz: His girlfriend was in my shop last weekend. She just said they wish me well.
- Cambria Mueller: Thank you. I just wanted to understand his concerns. I think it's exciting that you are doing this Erin.
- Jon Kolb: This is a very nice thing to be doing to save that building. Thank you.
- Joe Smith: Any other comments or concerns? No additional comments presented.
- **Joe Smith moves to approve the Special Development District Application for her property at 7667 Hwy 42, provide that the south lot lines shall be no less than 10 feet, north setback shall be no less than 5 feet, and the applicant shall execute a shared use agreement with the owner of parcel 1180125302641G and provide the Village with an executed copy of the agreement.**
- **Paula Cashin Second.**
- **Motion unanimously carries.**

8. Open Session

- Chair Smith opened the floor for public comment:
- Tom Strong: Paperwork will be ready for you to sign. It can wait until you are back in town.

9. Next Meeting

- January 26, 2021 12:00 PM on Zoom
- Tom Strong: The Village View developers will be bring a revised plan to this commission for the meeting on January 26. We anticipate getting those designs by next Tuesday by PDF and print.
- Kathy Navis: Could we ask you to send out the PDF when you get it to give us additional

time?

- Tom Strong: I would be happy to do that.
- Joe Smith: We have already had the public hearing for this project. If they are not significantly different, we won't need another public hearing. If they are significantly different, it will be up to this commission to determine if we need to schedule another public hearing. It is within our purview to skip the public hearing as long as there are no huge changes.
- Kathy Navis: What is significant? Is that completely in our judgement?
- Joe Smith: It sounds like they are taking off the rooftop deck. I would consider that to be insignificant for this commission. If there is an increase in density or a major change in parking, then I think we should probably have a public hearing again. It will be up to us at that point.
- Tom Strong: One thing they indicated to me by phone is that the retail spaces will be a bit larger based on feedback from parties interested in the retail space.
- Joe Smith: We will decide with a simple majority vote if we need to have a public hearing or not.

10. Adjourn

- **Kathy Navis moved to adjourn the meeting. Second by Paula Cashin.**
- **Motion unanimously carries.**

Meeting was adjourned at 12:21 PM.

Minutes completed by Tom Strong on January 14, 2021 for committee approval on January 26, 2021.