

**Village of Egg Harbor  
Plan Commission Meeting Minutes  
June 30, 2020 at 4:00 p.m.**

**Members of the public are encouraged to join the Zoom  
Meeting on Computer or Smart Phone App**

<https://villageofegg Harbor.zoom.us/j/96774543109>

**Call in Number: 1 312 626 6799**

**Meeting ID: 967 7454 3109**

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

Paula Cashin, Commissioner  
Lou Nyberg, Commissioner  
Jim Vander Heiden, Commissioner

- Call Meeting to Order
  - Smith called the meeting to order at 6:00pm.
  - Commissioners Present: Joe Smith, Chair, Paula Cashin, Kathy Navis, Lou Nyberg, Emily Pitchford, Jim Vander Heiden, Jon Kolb
  - Project Team Members: Ed Fisher, TJ Utschig, Mike Schwantes, Bob Walter, Tom Martin, Dan Meissner, Richard J Fischer, Mike DeCleene
  - Village Staff: Ryan Heise, Jess Reinke, Lynn Ohnesorge, Tom Strong
- Approve agenda
  - **Cashin moved to approve the agenda, seconded by Vander Heiden, motion carried.**
- Pledge of Allegiance
- Approve minutes of May 19, 2020 meeting minutes
  - **Joe Smith moved to approve the May 19, 2020 meeting minutes, seconded by Pitchford, motion carried.**
- Open Session (limited to 10 minutes)
  - *Tom Stark:* At 3:50 today I received a call today that the truck will be inspected by video for the agenda. If they pass me during this meeting. Do I have to wait until the next meeting?
  - *Joe Smith:* We could have a quick online meeting next week to take the vote to approve his food truck, Tuesday July 7<sup>th</sup> at 5:00 PM.
- Review of special development district application paperwork filed by Michael J. Schwantes (The Residences at Egg Harbor LLC) for 7784 STH 42 and scheduling of public hearing if necessary
  - The Project Team members provided an overview of the updated project plans highlighting the differences from the first project plan.
    - Both lots will be less than 60% impervious. It was previously 66%. Down to 45% for second lot and 57% for main lot. Could split the lot if the Village would like.
  - *Jim Vander Heiden:* Are you going to retain ownership of both lots 1 and 2?
    - It is going to be split. The decision to sell lot 1 or not has not been made. It could house a retail tenant; survey has already been completed. Whatever is decided will complement the main building on Lot 2.
  - 22 inside parking spaces, 6 outside parking spaces. 1 space over requirement on lot 2 and 1 space over on lot 1.
  - *Jon Kolb:* What is the height of the roof at the edge?
    - *TJ Utschig:* The top of the rail deck is at 35 feet. From the street coming down the highway you will not be able to see on top of the roof top. Looking to keep a nice clean design.
  - *Paula Cashin:* I am thrilled that you do not have underground parking.
    - There will still need to be some blasting but not nearly as much as the original plan.
  - *Paula Cashin:* The basement will still be there?
    - The original plan had 12,000 sq. feet for storage area in the basement. We are not at 6,000 sq. feet. I know where the tanks are on the property and it works out well.
  - *Paula Cashin:* How much of the basement is?
    - 26/26.5 percent.
  - *Kathy Navis:* I am trying to figure out where the basement ends.
  - *Emily Pitchford:* So, it is going to go north and east then?
    - The timing of the project has changed with the redesign and everything else that is going on. The demolition would begin around September 10th. Blasting would be around the 20<sup>th</sup> on

- weekdays only.
- Paula: How many days of blasting?
  - 4 to 5 days. We do not want to do anything to disrupt other businesses. We are willing to work with you to ensure we are not interrupting
- *Jon Kolb*: Is the fitness area under the parking and are you worried about cars falling through?
  - We use strong concrete.
- *Emily Pitchford*: How many parking spaces are required for both lots? It appears that the parking garage is closed to the public.
  - For the tenants we have 28 spaces. Those are reserved for residents. There are 6 additional spots for retail plus shared spots on Lot 1.
- *Joe Smith*: He needs 40 total – 28 for residents, 12 for retail.
  - Provided an overview of the parking and inbound/outbound traffic.
- *Emily Pitchford*: You are asking for relief for parking from this commission or does the Department of Transportation need to be involved?
- *Joe Smith*: Under the current ordinance you cannot have parking within 75 feet of a main thoroughway. This is only a Village Ordinance that needs to be considered.
  - That is point 1 of the exception that we are looking for. Parking spot 2 in the back is the other parking variance we are looking for.
- *Jon Kolb*: Will the existing residential unit on Lot 1 have enough parking spots?
  - Yes, two are required. Plus 4 for retail plus 1 space for employees makes 7. We are 1 space short on that Lot, but on Lot 2 there are 33 required and we provided 34 spaces. We are hoping it is acceptable to combine the two.
- *Ryan Heise*: Recommended to double check the Parks and Public Works future plans for consistency with State Highway 42. The Village plans requires the full width of the State Highway right of way.
- *Commissioners*: Discussed parking, retail employees, and other aspects of the plans.
- *Joe Smith*: Asked project team to have more renderings available for when this goes to public hearings.
- *Jon Kolb*: Will these units be well sound proofed?
  - They will be sound proofed between units in the developments. We cannot do much about external noise. That is an excellent comment. Thank you,
- *Jon Kolb*: How big is the sky light?
  - There is a spot for what is basically an atrium open area with a sky light.
- *Paula Cashin*: I have to say this is a massive improvement.
- *Joe Smith*: Ryan – where are we at with the elevator height?
- *Ryan Heise*: Jim Kalny is reviewing and should have feedback this week.
- *Jim Vander Heiden*: I want to make a few comments. I think it is taking some giant steps in the right direction. I appreciate the attempt to match the front façade. I would want to be sure that the owner invests some money on Lot 1, so it is in line with the new project. I would like to be sure that funds are allocated to that property as well. Could you be more specific with what your intent with that building?
  - It must compliment the adjoining development. The whole development needs to feel like it comes together. Will develop a plan if the existing building needs painting or upgrading.
- *Jim Vander Heiden*: it sounds like you will need to do a little more research for that lot. The center driveway is a great idea, but I am concerned as it is so close to the Hwy G intersection. We will have to be sure that pedestrians are safe as they move across the highway. My last comment I have is the overall design of the façade. I think the rendering looks nice – very clean. I do not like the shallow pitched mansard roofs. We must find the right balance between retail and housing at this location in Egg Harbor, maybe the potential for a bistro. It seems to me like the angled parking is inefficient. I would encourage you to see if you can figure out how to improve the parking efficiency to allow more retail or possibly even a restaurant opportunity. Overall, I think this project will really add to Egg Harbor.
- *Kathy Navis*: I agree with what Jim said about containing the old building. I do not agree with taking out the apartment. If it needs to be taken off because it is not practical, maybe something can be built that matches the new building and put two nice apartments on the second floor and the shops downstairs.
  - The Project Team Members were willing to bring additional ideas to a public hearing, could have the other lot as a separate project.
- *Joe Smith*: There is some concern about keeping the project separate that if the Lot 2 development happens, there is potential for nothing to happen on Lot 1.
- *Jim Vander Heiden*: I would like to ensure that there is a plan and some level of investment in the building in Lot 1 to ensure that is taken care of.
- *Jim Vander Heiden*: I would like to hear what the public has to say again before we make any

decisions.

- *Ryan Heise*: As a technical matter – the floor area needs to go through CUP.
  - *TJ Utschig*: I thought size of the building could get relief under SDD.
- *Joe Smith*: We will find out what our zoning administrators' thoughts are on the 35,000 total square feet.
- *Jon Kolb*: I would agree. I think we are on the right track. I would like to see some of the visual images posted so the public can see them.
  - *Ed Fisher*: No problem.
- *Joe Smith*: I guess we need to schedule a meeting. That is a class II notice, so I guess we need to schedule 30 days out. Do we want to shoot for Tuesday August 4<sup>th</sup> at 6:00 PM? This would be the public hearing and any action can be taking at that time.
- *Joe Smith*: Project team – you will work on plans for Lot 1 and possibly parking. We will have an answer regarding the elevator height in the next 10 days.
- Open Session (limited to 10 minutes)
  - The commissioners sang happy birthday to Jon Kolb.
- Next Meeting
  - July 7<sup>th</sup> (via Zoom), July 28<sup>th</sup> (CUP), August 4<sup>th</sup> (Public Hearing)
- Adjourn
  - **Paula Cashin moved to adjourn meeting, seconded by Lou Nyberg. Motion carried.**

Minutes submitted by Lydia Semo on Tuesday, July 21<sup>st</sup>, 2020.