

VILLAGE OF EGG HARBOR PLAN COMMISSION MINUTES

TUESDAY MARCH 23, 2021 – 12:00 P.M.

Members of the public can join the meeting by video conference:

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

Members of the public with limited internet are encouraged to join by phone:

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

Joe Smith, Chair - Present

Kathy Navis, Commissioner - Present

Emily Pitchford, Commissioner - Present

Jon Kolb, Commissioner - Present

Paula Cashin, Commissioner - Present

Lou Nyberg, Commissioner - Present

Cambria Mueller, Commissioner - Present

Agenda:

1. Call Meeting to Order
 - a. **Joe Smith called the meeting to order at 12:00pm.**
 - b. All Commission members present
 - c. Staff present: Lydia Semo, Tom Strong
 - d. Audience members: Jack Jackson, Mary Jo Kolb.
2. Approve Agenda
 - a. **Paula Cashin moved to approve the agenda. Seconded by Emily Pitchford.**
 - b. **Motion unanimously carried.**
3. Pledge of Allegiance
4. Approval of February 23 and March 2, 2021 Meeting Minutes
 - a. **Cambria Mueller moved to approve the minutes. Seconded by Paula Cashin.**
 - b. **Motion carried. Joe Smith abstained.**
5. Open Session
 - a. Cambria Mueller: Very exciting that there's a chiropractor office moving in to town! It will be next to Golf and More.
 - b. Joe Smith: We were going to have the rezoned church street map, what's the status of that?
 - c. Tom Strong: I talked to Sophie, she will pick it up once we have a new Administrator on board. It should be done in April.
6. Approval of Plat Subdivision for 1180220302722A (Residential Development)
 - a. *The plot subdivision was approved in 2014 when it came to the Plan Commission, it is just north of the 9th hole at the Orchards golf course and would be divided into 9 parcels with one area as dedicated green space. There's no sewer involved in this project.*
 - b. **Joe Smith moved to recommend approval to the Village Board with the condition that the attorney approve the development agreement and that the road improvement needs to meet construction standards. Seconded by Cambria Mueller.**
 - c. Jon Kolb: Was there a mobile home on that property?
 - d. Jack Jackson: No.
 - e. Paula Cashin: Are there going to be holding tanks?
 - f. Jack Jackson: Either in-ground or mound systems.
 - g. Tom Strong: The county has no need to approve anything at this point.
 - h. Emily Pitchford: Is this a condominium development?
 - i. Jack Jackson: It is going to be an HOA with a public road.
 - j. Emily Pitchford: It looks like there's a lot of things that needed to be included in the preliminary plat, were those included?
 - k. Tom Strong: Yes. The one thing we don't have today is the actual road construction; the road there today is a gravel road. McMahon will look at that and any water run-off concerns, and the Village will not accept it as a public road until those criterion are met.

- l. Kathy Navis: What is an HOA?
 - m. Jack Jackson: It is a Home Owners Association. There will be rules and agreements for development. The lots will be sold individually.
 - n. Paula Cashin: Do the individual homes need to meet any requirements size wise?
 - o. Jack Jackson: Yes, 1,200 minimum square foot on the ground floor. It is included in the packet.
 - p. **Motion unanimously carried.**
 - q. Jack Jackson: My last northern commercial lot just north of the trolley station, I had an offer for someone interested in putting a gas station there. What would your approach be on that?
 - r. Cambria Mueller: We are the only town without a gas station now.
 - s. Emily Pitchford: What zoning district is that in?
 - t. Jack Jackson: It is zoned commercial.
 - u. Paula Cashin: I miss our little gas station.
7. Zoning Report
- a. Tom Strong: We have a lot of inquiries, even with low inventory we have a lot of people looking at purchasing and building. I am continuing to have a conversation with the Village View developers, at this point I'm not sure that they'll be able to start construction prior to the peak season.
8. Correspondence
- a. *No correspondence.*
9. Open Session
- a. *No comments.*
10. Next Meeting
- a. Tuesday, April 27th at 12:00pm.
11. Adjourn
- a. **Cambria Mueller moved to adjourn. Seconded by Kathy Navis.**
 - b. **Motion unanimously carried.**
 - c. Meeting adjourned at 12:21pm.

Minutes completed by Tom Strong on March 24, 2021. Submitted for approval on April 27, 2021.