

Minutes of Special Planning Commission meeting  
23 April 2019

- 1) Chairman Svebakken called the meeting to order at 7:00 pm, and asked Secretary Shawver to call the roll;

Present: Hernandez, Newquist, Shawver, Svebakken, Wisner, Woerdehoff  
Absent: Heemstra (absence excused)  
Village Manager Mike Greene was also in attendance

- 2) Chairman Svebakken recognized Village President Dave Grosse, Tom Flint and Janet Schuttler as members of the public attending the meeting.
- 3) Motion to approve the agenda was made by Newquist, seconded by Woerdehoff, and Approved.
- 4) Zoning Change Application--Enterprise Park

The Chair began by stating this meeting is a continuation of the Public Hearing held on April 2 2019, at which time the PC acted to recommend denial of the applicants request to rezone the "Enterprise " property from R-1 to MU. The primary reason for the denial was opposition to commercial activity on the property based on public concerns expressed at the Public Hearing and PC Members consideration of rezoning criteria set forth in Section 6.404 of the Village Zoning Ordinance. At the subsequent meeting of the Village Council, the applicant voluntarily offered to not conduct commercial activity on the property and proposed Conditional Rezoning to that effect. The Village Council referred the matter back to the PC and the Village President requested a Special Meeting of the PC to address the request. A revised Zoning Change Application was submitted indicating the Applicant was seeking Conditional Rezoning with no interest in commercial activity on the property.

Chairman then asked the applicant, Jim Frye to speak on behalf of the application.

Mr. Frye then introduced Pat Mathews, his partner in the proposed project, and briefly outlined the background and current status of the application..

Discussion followed, with the Chairman taking questions from the Public and Commission members, after which the Chairman presented a possible motion for approval. The Chair stated that he found the applicants offer to not use the property for commercial activity adequate to meet the findings cited by the PC at their last meeting and proposed the following motion;

To; Recommend to the Village Council approval of the proposed conditional rezoning from R-1 to Mu-2, subject to the submission of a written conditional rezoning agreement that complies with Sec. 6.405, said agreement to be reviewed and approved by Village Legal Council prior to Village Council approval.

Such motion was made by Woerdehoff, seconded by Wisner and approved.

- 5) At 7:14 pm, there being no further comments from the Public nor the Commission members the Chair asked for a motion to adjourn, such motion was made by Woerdehoff, supported by Shawver and approved.