

Tuesday, June 20, 2023 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
TUESDAY, JUNE 20, 2023
4:30 P.M., DENMARK VILLAGE HALL**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:32 p.m.

ROLL CALL

Present: Mary Jo Bielinski, Dale Schlies, Bob Sekora, Joan Roberts, Susan Selner

Other staff present: Clerk-Treasurer Sherri Konkol, Deputy Clerk-Treasurer Roxanne Olson, Public Works Director Erika Thronson

Chairperson Selner stated we will swap items number 5 and 6 on the agenda.

APPROVAL OF MINUTES FROM APRIL 18, 2023 AND MAY 2, 2023

Schlies/Bielinski moved to approve minutes from April 18, 2023 and May 2, 2023 as presented. Motion carried.

DISCUSSION/ACTION ON APPLICATION FOR SITE PLAN REVIEW FOR MULTIPLE TAX PARCELS LOCATED AT 450 N WALL STREET PROPOSING THREE NEW STRUCTURES, THREE NEW PARKING LOTS INGRESS/EGRESS TO NORTH AVENUE AND ANCILLARY PAVEMENT ASSOCIATED WITH THE PRINCIPAL USE – (ELEMENTARTY, MIDDLE, AND HIGH SCHOOL)

Chairperson Selner turned the floor over to Zoning Administrator, Jeffrey Sanders.

Sanders presented his staff report to the Plan Commission:

- A zoning change will be required for VD-2 from RD-1 District to IN District
- VD-2 and VD-2-1 must be combined so it may host the parking lot
- Parking is fully compliant with the General Provisions
- Parking standards for schools are challenging
- Required number of parking spaces equals 2 spaces per classroom
- Landscaping plan is great

Discussion

- Schools with a performing arts center and field house require more parking
- Could approve with the condition of updating the zoning ordinance on minimum/maximum parking

Sanders recommends approval of the proposed site plan with contingencies listed on staff report.

Discussion

- Could VD-2 be divided and the northern part be squared off remaining as a standalone lot keeping it in the RD-1 zoning district, and the southern section that will be parking lot, combined with VD-2-1 and rezoned from RD-1 District to IN District

Roberts/Sekora moved to require a CSM for VD-2 to be divided with the northern part being squared off as a standalone lot keeping it in the RD-1 District and combine the southern part with VD-2-1 rezoning that portion from RD-1 District to IN District. Motion carried.

Sanders added that, determination by the Plan Commission the total number of proposed spaces is compliant with the zoning ordinance. And determination by the Public Works Director that adequate public facilities and utilities are provided to serve the needs of the proposed development and adequate control of stormwater and erosion is provided and the disruption of existing topography, drainage patterns and vegetative cover is minimized. **Bielinski/Roberts moved to approve the Site Plan review contingent upon Sander's recommendations in his staff report for multiple tax parcels located at 450 N Wall Street proposing three new structures, three new parking lots ingress/egress to North Avenue and ancillary pavement associated with the principal use – (Elementary, Middle and High School). Motion carried.**

DISCUSSION/OF POTENTIAL CHANGES TO MINIMUM/MAXIMUM PARKING REQUIREMENTS IN ZONING ORDINANCE

Sanders explained parking standards for school parking are 2 spaces per classroom.

Discussion

- That doesn't work for multi-use buildings
- Seems there is an issue with minimum/maximum numbers in the current ordinance for school parking

Sanders explained minimums are off-street parking spots set to cover the demand for parking generated by development at peak times, and maximums limit the construction of parking lots that are larger than necessary creating increased permeable surfaces.

Sanders stated the potential changes to the minimum/maximum parking requirements in the zoning ordinance are:

- Staying with what we have
- Eliminating the parking requirements all together
- Eliminate the minimum, but set a number on maximum

Sanders will do research and get a couple examples to present at the July 18th meeting.

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DISCUSSION/ACTION ON AN APPLICATION FOR CERTIFIED SURVEY MAP TO DIVIDE TAX PARCEL NUMBER VD-135-4 LOCATED ON STRADALE WAY. THE CONCEPT, IF APPROVED WOULD RESULT IN THE CREATION OF LOT 2, AN 8.42 ACRE LOT ABUTTING HAGER ROAD AND BOHEMIA DRIVE

Sanders stated the proposed land division is compliant with the zoning and land division ordinances. Sanders recommends approval of the proposed land division contingent upon redrawing the boundary between Lot 1 and Lot 2, so it runs parallel to Hager Road and is a continuation of the northern boundary of Lot 3 as shown on the CSM. **Sekora/Schlies moved to approve the CSM to divide tax parcel number VD-135-4 located on Stradale Way contingent upon redrawing the boundary between Lot 1 and Lot 2, so it runs parallel to Hager Road and is a continuation of the northern boundary of Lot 3 as shown on the CSM. Motion carried.**

ADJOURN

Schlies/Bielinski moved to adjourn at 5:49 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer