

Tuesday, March 6, 2024 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
WEDNESDAY, MARCH 6, 2024
4:30 P.M., DENMARK VILLAGE HALL
100 N WALL STREET**

CALL TO ORDER

Chairperson Selner called the meeting to order at 4:58 p.m. after the Public Hearing

ROLL CALL

Present: Mary Jo Bielinski, Robert Sekora, Dale Schlies, Susan Selner

Absent: Tim Schroeder

Other staff present: Clerk-Treasurer Sherri Konkol, Deputy Clerk Treasurer Charles Wanish,
Zoning Administrator Jeffrey Sanders

APPROVAL OF MINUTES FROM NOVEMBER 21, 2023

Roberts/Schlies moved to approve the minutes from January 16, 2024 as presented. Motion carried.

DISCUSSION/ACTION ON A RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE, APPROVE WITH CHANGES OR DENY A REQUEST TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR TAX PARCEL NUMBER VD-141-1, LOCATED AT 487 WISCONSIN AVENUE, CHANGING THE LAND USE CLASSIFICATION FROM MULTIFAMILY TO MOBILE HOME PARK IN ORDER TO ACCOMMODATE THE EXPANSION OF AN EXISTING ABUTTING MOBILE HOME PARK

Sanders went over his report and recommends approval of the requested amendment to the Comprehensive Plan. **Schlies/Bielinski moved to recommend to the Village Board approval of the request to amend the Comprehensive Plan Future Land Use Map for Tax Parcel Number VD-141-1, located at 487 Wisconsin Avenue, changing the land use classification from Multifamily to Mobile Home Park in order to accommodate the expansion of an existing abutting mobile home park. Motion carried.**

DISCUSSION/ACTION ON A RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE, APPROVE WITH CHANGES OR DENY A REQUEST FOR CONDITIONAL USE PERMIT FOR VD-77-K-9, LOCATED AT 400 MAHLIK LANE TO UTILIZE IT FOR THE PURPOSES OF A TERTIARY TREATMENT FACILITY

Sanders went over his report and recommends approval of the requested Conditional Use Permit with the conditions listed in his report. **Bielinski/Schlies moved to recommend to the Village Board approval with the conditions listed in the Zoning Administrator's report of the request for a Conditional Use Permit for VD-77-K-9, located at 400 Mahlik Lane to utilize it for the purposes of a Tertiary Treatment Facility. Motion carried.**

Tim Schroeder, Plan Commission member arrived at 5:20 p.m.

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DISCUSSION/ACTION ON VILLAGE SIGN ORDINANCE

Chairperson Selner added this item to the agenda to get an opinion of the Plan Commission as to whether or not they were interested in changing the ordinance to increase the square footage of a 35 foot pole face sign in the B-2 General Commercial District. The current ordinance allows 50 square feet, and a developer is requesting a variance to more than double that square footage. Selner stated she thought bringing up the ordinance change to the Plan Commission would eliminate the variance request and a Board of Appeals Meeting if the Commission felt a change to the ordinance was appropriate. After discussion, the Plan Commission felt the current ordinance of 50 square feet for the face of an elevated pole sign should remain as is.

DISCUSSION/ACTION ON SCHEDULING A PUBLIC HEARING TO CONSIDER MARCH 2024 DRAFT OF CHAPTER 315 ZONING

Roberts/Schlies moved to schedule a Public Hearing Class II to consider March 2024 draft Chapter 315 Zoning. Motion carried.

DISCUSSION/ACTION ON SCHEDULING A PUBLIC HEARING TO CONSIDER DRAFT CHAPTER 265 SUBDIVISION OF LAND

Schlies/Bielinski moved to schedule a Class II Public Hearing to consider draft Chapter 265 Subdivision of Land. Motion carried.

ADJOURN

Schlies/Bielinski moved to adjourn at 5:29 p.m. Motion carried.

Minutes submitted by Sherri Konkol, Village Clerk-Treasurer