

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki and Tim Just.

Also Present: Development Director Peter Wagner

3. Approval of Minutes

Approval of January 30, 2023, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing and Possible Action on Items set for Public Hearing

A. PLANNED UNIT DEVELOPMENT AMENDMENT - Review a request to amend a planned unit development agreement for the properties at 5915, 5919, & 5945 Erie Street allowing for modifications to building setbacks, parking requirements, and other development details as it pertains to the Water's Edge Condominium Development submitted by Jessica Timmer, Applicant, CCM-Caledonia, LLC. (Parcel ID Nos. 104-04-23-21-003-000, 104-04-23-21-005-000, 104-04-23-21-006-000)

Wagner read from his report submitted with the Plan Commission packet.

Dobbs opened the Public Hearing at 6:10 p.m.

Dobbs asked three times if anyone wanted to speak in favor of the proposal.

Jessica Timmer of RINKA Inc., 756 N. Milwaukee St., Milwaukee, addressed the board stating that Wagner had summarized the proposal accurately and offered to answer any other questions about the proposal.

Trustee Fran Martin, 5630 5 Mile Road, asked whether the shrinkage and number of units will affect the assessed value of the development. Dobbs said the revised development will meet or exceed the value of the initial proposal.

Dobbs asked three times if anyone wanted to speak against the proposal.

None

Dobbs closed the Public Hearing at 6:15 p.m.

5. Commission Deliberation

Motion by Weatherston that the Plan Commission recommends to the Village Board that the amended Planned Unit Development Agreement modifying building setback requirements, parking requirements, and other

development details as it pertains to the Water's Edge Condominium Development located at 5915, 5919, and 5945 Erie Street be approved as outlined in Exhibit A for the following reasons:

1. The amended PUD for the proposed multi-family development is allowed by underlying zoning and through the planned unit development review process.
2. The amended PUD will allow for the construction of 175 condominium units as proposed by the concept plan illustrated in Exhibit B.

Seconded by Kiriaki

Motion carried anonymously.

6. New Business

B. Building, Site and Operations Plan - Review a building, site, and operation plan for the expansion of 76 campsites at Jellystone Campground located at 8425 STH 38 submitted by Scott Bender, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000)

Wagner read from his report submitted with the Plan Commission packet.

6. Commission Deliberation

George Bender, 10310 George, Oak Creek, spoke about the planned tree planting on site and how it differs from a landscape plan. It is a long-term plan to plant 1500 to 2000 trees in 10 years. He discussed buffering the newly developed area from the houses to the north.

Wagner noted that an official plan for landscaping is required as part of the Conditions of Approval and for the building permit to be issued.

Motion by Pierce that the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of 10 cabins, 46 water/electric/sewered camp sites, 20 seasonal sites, and a bathhouse on the northern portion of the property located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing recreational uses on the property.

Seconded by Weatherston

Motion carried unanimously.

6. - Adjournment

Motion to adjourn by Pierce.

Seconded by Weatherston.

Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician