

## Plan Commission Meeting

Monday, August 2, 2021

5:30 p.m.

Members Present: Tom Davies, Al Tessmann, Sherri Galle-Teske, Pat Freund, Steve Worzella, Al Haga  
 Members Excused: Josh Winter

Others Present: Dan Mahoney, Steve Kunst, Karen Swanson, Julia Mann, Dan Ault, Orv Damrau, Steve Fritz, Gary Wolf

1. Mr. Davies called the meeting to order at 5:30 p.m.

2. MINUTES

- ✓ **Ms. Galle-Teske moved to approve the minutes of the meeting of July 19, 2021 as printed. Mr. Freund seconded and the motion carried.**

3. PERSONS WISHING TO ADDRESS THE COMMISSION

None.

4. 5:30 P.M. – GO TO PUBLIC HEARING – GARY HINTZ REQUEST FOR A CONDITIONAL USE TO ALLOW A COMMERCIAL RECREATIONAL USE AT 2519 POST RD.

The Clerk read the public hearing notice at 5:30 p.m. for the Gary Hintz request for a Conditional Use to allow a commercial recreational use at 2519 Post Rd.

Mr. Kunst referred to his report, copy attached, and reviewed the request. He discussed additional parking to be provided for to the west of the building.

There was no one present to speak for or against the request.

- ✓ **Mr. Freund moved to close the public hearing at 5:35 p.m. Mr. Worzella seconded and the motion carried.**

5. POSSIBLE DISCUSSION AND POSSIBLE CONSIDERATION OF THE GARY HINTZ REQUEST FOR A CONDITIONAL USE TO ALLOW A COMMERCIAL RECREATIONAL USE AT 2519 POST RD.

- ✓ **RECOMMENDATION TO VILLAGE BOARD: Mr. Haga moved to approve the request from Gary Hintz for a Conditional Use to allow a commercial recreational use at 2519 Post Rd. Mr. Worzella seconded and the motion carried.**

6. 5:35 P.M. GO TO PUBLIC HEARING – MARK CAMALIERI (DARRIN KRZANOWSKI, AGENT) REQUEST TO REZONE LOT 2 OF DENNIS HAVEN SUBDIVISION FROM R-4 (SINGLE/TWO-FAMILY RESIDENTIAL DISTRICT) TO R6 (MULTIFAMILY RESIDENTIAL DISTRICT) – 1041/1043 FRED'S CT.

The Clerk read the public hearing notice at 5:36 p.m. for the Mark Camalieri request to rezone property at 1041/1043 Fred's Ct.

Mr. Kunst referred to his report, copy attached, and reviewed the request for both of the rezoning agenda items. He stated that there wouldn't be any alterations to the existing buildings and that the rezoning is to facilitate land division.

Mr. Mahoney clarified that the intent is for no future change in use other than owner-occupied homes.

Roger Zblewski, 1523 Porter Rd., questioned the third lot that Mr. Camalieri owns. Mr. Kunst stated that it is not affected by the rezoning.

- ✓ **Mr. Freund moved to close the public hearing at 5:40 p.m. Ms. Galle-Teske seconded and the motion carried.**

7. POSSIBLE DISCUSSION AND POSSIBLE CONSIDERATION OF THE MARK CAMALIERI (DARRIN KRZANOWSKI, AGENT) REQUEST TO REZONE LOT 2 OF DENNIS HAVEN SUBDIVISION FROM R-4 (SINGLE/TWO-FAMILY RESIDENTIAL DISTRICT) TO R6 (MULTIFAMILY RESIDENTIAL DISTRICT) – 1041/1043 FRED’S CT.
  - ✓ **RECOMMENDATION TO VILLAGE BOARD:** Mr. Haga moved to approve the request from Mark Camalieri (Darrin Krzanowski, Agent) to rezone Lot 2 of Dennis Haven Subdivision from R-4 (Single/Two-Family Residential District) to R6 (Multifamily Residential District) – 1041/1043 Fred’s Ct. Mr. Tessmann seconded and the motion carried.
  
8. 5:40 P.M. GO TO PUBLIC HEARING – MARK CAMALIERI (DARRIN KRZANOWSKI, AGENT) REQUEST TO REZONE LOT 3 OF DENNIS HAVEN SUBDIVISION FROM R-4 (SINGLE/TWO-FAMILY RESIDENTIAL DISTRICT) TO R6 (MULTIFAMILY RESIDENTIAL DISTRICT) – 1600/1602 BILLY LN.

The Clerk read the public hearing notice at 5:43 p.m. for the Mark Camalieri request to rezone property at 1600/1602 Billy Ln.

  - ✓ **Mr. Haga moved to close the public hearing at 5:44 p.m. Mr. Freund seconded and the motion carried.**
  
9. POSSIBLE DISCUSSION AND POSSIBLE CONSIDERATION OF THE MARK CAMALIERI (DARRIN KRZANOWSKI, AGENT) REQUEST TO REZONE LOT 3 OF DENNIS HAVEN SUBDIVISION FROM R-4 (SINGLE/TWO-FAMILY RESIDENTIAL DISTRICT) TO R6 (MULTIFAMILY RESIDENTIAL DISTRICT) – 1600/1602 BILLY LN.
  - ✓ **RECOMMENDATION TO VILLAGE BOARD:** Mr. Haga moved to approve the request from Mark Camalieri (Darrin Krzanowski, Agent) to rezone Lot 3 of Dennis Haven Subdivision from R-4 (Single/Two-Family Residential District) to R6 (Multifamily Residential District) – 1600/1602 Billy Ln. Mr. Worzella seconded and the motion carried.
  
10. CERTIFIED SURVEY MAP – MARK CAMALIERI – 1041/1043 FRED’S CT. AND 1600/1603 BILLY LN

Mr. Kunst referred to his report, copy attached, and reviewed the proposed Certified Survey Map for Mark Camalieri – 1041/1043 Fred’s Ct. and 1600/1603 Billy Ln.

  - ✓ **RECOMMENDATION TO VILLAGE BOARD:** Mr. Haga moved to approve the Certified Survey Map for Mark Camalieri for property located at 1041/1043 Fred’s Ct. and 1600/1603 Billy Ln. Ms. Galle-Teske seconded and the motion carried.
  
11. Mr. Tessmann moved to adjourn at 5:46 p.m. Mr. Haga seconded and the motion carried.

Submitted By: Karen Swanson, Village Clerk