

VILLAGE OF GRAFTON

PLAN COMMISSION MEETING MINUTES

AUGUST 23, 2016

The Plan Commission meeting was called to order at 6:00 p.m. by Chair Jim Brunnuquell. The Pledge of Allegiance followed.

Plan Commissioners present: Village President Jim Brunnuquell, Alan Kletti, Carl Harms, Randy Silasiri, Trustee David Liss, Amy Plato and Mark Paschke

Officials/Staff present: Director of Planning and Development Jessica Wolff, Director of Public Works/Engineer Amber Thomas and Administrative Secretary Deborah A Brown

Others present: News Graphic Reporter Melanie Boyung, Journal Media Group Reporter Rachel Minske and other citizens of the Community

MINUTES

Motion by Commissioner Harms, seconded by Commissioner Kletti to approve the July 26, 2016 Plan Commission meeting minutes as presented. Motion carried.

HEAR PERSONS REQUESTING TO BE HEARD

None

Chair Brunnuquell then introduced and welcomed the new Director of Public Works/Engineer Amber Thomas to the Plan Commission members.

Review and discussion on a Zoning Ordinance amendment to allow columbarium in the I Institutional District

Director of Planning and Development Jessica Wolff noted that state laws regarding columbarium have recently changed. Columbaria are columns of niches that hold cremated remains. The new law now allows columbaria on church properties as well as cemeteries and also allows local municipalities to regulate characteristics like aesthetics, height and location on the site. Municipalities have until November 30, 2016 to adopt these regulations.

Director Wolff noted that the initial language was drafted by the Village Attorney Mike Herbrand and she made some minor additions specific to Grafton. She asked that the Plan Commission review the draft and give any comments to the staff so it can come back to Plan Commission next month.

The Commission then held discussion on location, setbacks, appearance, maintenance and the overall size of the structures. It was the consensus of the Commission to increase the height to no more than eight feet.

For informational purposes only.

Extraterritorial Review

A. 1398 River Bend Road Town of Grafton; Preliminary Plat and Rezoning for River Bend Estates by Hillcrest Builders

Director Wolff gave a summary on this development in the Town of Grafton. She stated that Hillcrest Builders is proposing a 13-lot town subdivision on River Bend Road. The subject property consists of two residential structures with a total of three housing units and 16.98 acres of agricultural land. The proposed subdivision is designed around the two existing homes which would remain. The east and north sides of the property border the Village municipal boundary including a future Village park site. The subdivision includes 13 one-acre lots and a one-acre stormwater detention pond. The subdivision is generally consistent with the Town's comprehensive plan and meets the requirements of the Town's proposed R-3 zoning district (minimum one acre lots).

Director Wolff noted the following concerns with the proposed subdivision: inconsistency with the Village's Comprehensive Plan and obstruction of long term Village growth, complications with future street and utility expansions, intersection design, lack of a complete stormwater management plan, reservation rather than dedication of right of way and street names.

Director Wolff explained that the scope of the extraterritorial plat approval jurisdiction has been the subject of several recent court decisions that limit the extraterritorial authority. The Village does not have authority to block a town development based on land use. However, the Village can deny based on incomplete information and problems with stormwater or natural resources. Director Wolf noted that staff is recommending denial of the preliminary plat.

Chair Brunnuell stated that the Town and Village have met on this particular subdivision proposal on several occasions. He is concerned that these Town residents will benefit from Village improvements without contributing toward their costs. Since this parcel is immediately adjacent to the Village's boundary, annexation and urban development would be the most logical development decision. He further noted that all of the surrounding subdivision such as Blackhawk Valley, Falls Crossing, and in the near future Blue Stem, it would make sense to develop this parcel as a Village site fitting in with the Comprehensive Plan and the Future Land Use Map.

He stated that the special assessments and impact fees the Village charges to residents impacted by improvements like parks, streets and sidewalks to help fund them cannot be charged to town properties. He continued by stating that this

subdivision would be placed to take advantage of Village resources without helping fund them. It would be in the interest of the Village and Town to continue to work together to come to an agreement in the future on services, streets and facilities such as the Village Park. He further stated that the Village cannot deny this proposed development but can recommend that this item be tabled at this time. He added that the Village and the Town have always had a cooperative relationship and would like that to continue. He added that he did not want the subdivision to drive a separation between the two municipalities. He wanted to note for the record that he thinks this project would be better as a village development rather than as a Town development.

Property owner Marko Musich and Oyvind Solvang, representing Hillside Builders, were present. Mr. Musich stated that discussions have taken place with the Village of Grafton approximately seven years ago for a preliminary plat that had much smaller lot sizes. Since then, Mr. Musich stated that he has gotten more educated with the planning process and the general laws. At times, he has felt that he was arm wrestling with the Village on this project. He stated that he believes in the proposed project. It will improve the growth of the community and he has no objections on working with the Village and Town on some of the requested information that needs to be submitted on the preliminary plat as well as stormwater management plan. He also asked that the Plan Commission table this matter until they can work further on the requested information.

Mr. Solvang stated that they went into this project with the assumption that it was a fit with the overall development vision. He added that some improvements and changes have been made on the revised road intersection of proposed Cheyenne Avenue and River Bend Road. He stated that they do not have any objections to a change in the street naming. The stormwater plan will be finalized for review by the Town and Village of Grafton in the near future. He also understands that the dedication issue needs to be addressed as well. They are also asking that this matter would be tabled at this time.

Town Chairperson Lester Bartel stated that there are two questions that need to be answered with this project. First, does it impede with the growth of the community and second, will the Village work with Mr. Musich? This property is not only a lifelong investment with the owners but an investment for their future. They are trying to improve the growth of their community but are also willing to work with the Village on some of the issues at hand. It has to be a give and take on both sides. We have always worked together in the past on challenging matters.

The Commission held a discussion on the information presented. Commissioner Silasiri thought that both the Village and Town should be looking at shared costs on project such as these. Commissioner Paschke was concerned about the Comprehensive Plan and future Village costs that cannot be recovered.

Commissioner Harms was also concerned about consistency with the looking for some consistency in this project based on the future of the Village's development plan.

It was the consensus that the Commissioners would like to see the Town and Village planners continue to work together on this preliminary plat and that at this time this matter should be tabled.

Motion by Commissioner Harms, seconded by Commissioner Silasiri to table the extraterritorial preliminary plat for River Bend Estates Subdivision at 1398 River Bend Road (Parcel 06-030-03-001.00) based on incomplete information. Motion carried.

B. 1515 Indian Hill Road Town of Grafton; Conditional Use Permit Annette and Paul Crandall

The Commission reviewed and accepted the conditional use permit for 1515 Indian Hill Road.

New Business

None

Old Business

A. Comprehensive Plan Update

Director Wolff stated that the Village Board reviewed the draft Comprehensive Plan Amendment in August and did not have any comments or changes. She reviewed the minor changes from the last version of the Plan including text regarding possible future Village and Town consolidation and references to the future sanitary sewer and water maps. The Plan Commission also discussed two new redevelopment/infill sites. Director Wolff noted that the Comprehensive Plan is entering the formal review and adoption process including Plan Commission recommendation tonight. She added that a public hearing will be held at the Village Board on October 17, 2016 along with Village Board adoption at that same meeting.

Motion by Commissioner Paschke, seconded by Commissioner Kletti to approve a resolution recommending adoption of the Village of Grafton Comprehensive Plan Amendment to the Village Board. Motion carried.

Adjourn

Motion by Commissioner Paschke, seconded by Commissioner Harms, to adjourn the meeting at 7:00 p.m. Motion carried.