

## **SPECIAL PLANNING COMMISSION MEETING**

**Wednesday, February 21, 2007**

1. **CALL TO ORDER:** The special meeting of the Planning Commission was called to order by Chair Schnelle at 6:35 pm, on Wednesday, February 21, 2007.
2. **ROLL CALL: Present:** Chair: Greg Schnelle, Larry Mahr, Scott Meier, and Steve Staton. Absent: Jeff Groenier, John Deininger, John Bieno, and Ken Kluz. Also present: Mike Gracz Village Administrator, Mark Below Director of Public Works, Jerry Luebke Village President, Mike Slavney Village Engineer, and Tracey Hicks Clerk Assistant.
3. **PUBLIC HEARING REGARDING THE PROPOSED NEW VILLAGE WIDE ZONING MAP.** Nick Ladopoulos spoke in regards to the Village's new zoning code. It was noted that the Public Hearing was regarding the Village Wide Zoning Map not the previously adopted zoning code, but Chairperson Schnelle indicated they would listen to Mr. Ladopoulos's questions. Ladopoulos was concerned with the maximum floor area ratio and how he would need to adjust some areas in his conceptual plan. Ladopoulos also noted that with the Planned Business Zoning, 25% of each lot would need to be reserved for landscaping. He felt this was astonishingly high percentage for green space. There was also discussion regarding the preliminary plat and zoning of his property along with the Peterson property and the possibility of having business lots next to multifamily dwellings. Slavney addressed Ladopoulos's questions and Ladopoulos thanked the Commission. Gracz noted that he felt the Open House the Commission held concerning the proposed zoning map worked since nobody else was present from the public. The Public Hearing was closed at 6:47 p.m.
4. **DISCUSSION AND POSSIBLE RECOMMENDATION TO THE VILLAGE BOARD REGARDING THE PROPOSED NEW ZONING MAP.** Slavney thanked the Commission for working very hard on the proposed zoning map and noted the expertise of the Planning Commission members. **Mahr moved to recommend to the Village Board the approval of the Proposed New Zoning Map. Second by Staton. Motion Carried 4-0.**
5. **ADJOURNMENT** Staton moved to adjourn the special Planning Commission meeting at **6:51 p.m. Second by Meier. Motion Carried 4-0.**

Respectfully Submitted by,  
Tracey Hicks  
Clerk Assistant