

**Minutes of the Planning Commission Meeting  
Thursday, July 23, 2009**

1. **Call to Order:** Vice Chair Jeff Groenier called the Planning Commission meeting to order at 6:30 pm on Thursday July 23, 2009.
2. **Roll Call:** Present: Jeff Groenier, Larry Mahr, John Bieno, Scott Meier, Patrick Molzahn, Phil Harms and alternate Doug Brethauer. Absent: Greg Schnelle. Also present: Village Administrator Mike Gracz, Director of Public Works Mark Below and Deputy Clerk/Deputy Treasurer Tracey Berman.
3. **Approval of Minutes:**
  - a) 5/7/09 - Meier noted an error on page 4 showing himself moving and seconding the motion. It was noted Mahr seconded the motion.(correction was made on 7/29/09) **Bieno moved to approve the Planning Commission minutes of May 7, 2009. Second by Meier. Motion carried 7-0.**
  - b) 6/4/09- **Bieno moved to approve the Planning Commission minutes of June 4, 2009. Second by Mahr. Motion carried 7-0.**
4. **Public Appearances:**
  - a) Conceptual Discussion with Veridian regarding their revised plan: Jeff Rosenberg of Veridian Homes gave a brief overview of the company's goals and explained who they are. Don Esposito Vice President of Land Acquisition for Veridian Homes also gave an overview of the materials they use to build their homes along with their recycling programs and 100% energy star efficient homes. Esposito also mentioned they participate in the Green Tier Charter. Dave Schreiber of Anderson Associates presented the concept plan to the Commission. Schreiber explained in total there is about 53 acres on the site. Schreiber gave an overview of the plan noting there are three different residential types, a variety of lot sizes, and illustrated the connections to Highway MM. Schreiber discussed the proposed intersection to Highway MM, stating there will be the appropriate turning lanes and signage. Schreiber explained the storm water management plan noting how the water would flow on the property. Schreiber stated this development is an entrance to the Village and they are planning to create a swath of open space on both sides of Highway MM to make a nice transition into the Village. It was noted the developer is proposing all standard size streets and sidewalks per Village codes. There was discussion regarding how the green spaces and pathways are maintained. Schreiber stated the public paved side in the right of ways would be part of the Village's responsibility and the interior part would be the responsibility of the homeowner's association. There was discussion regarding Veridian being an active partner in the homeowner's associations. Bieno stated the cul-da-sac near the multi-family homes is unresolved to him along with the two dead end corridors off that. Bieno would like to see if they could re look at that layout. Bieno pointed out where the current Foxfield Road connects to the future development there is an obtuse intersection and would like for this to be a controlled intersection. It was noted the estimated time line for the project is to pull permits in 2012. There was discussion regarding a path from this development to the Middle School. Groenier stated the overall plan is workable but does need some tweaking. Groenier suggested smaller lots may attract more buyers, especially with the current economy. Harms noted his concern with the traffic on Highway MM. Groenier encouraged Veridian to move forward with the project and take into consideration the recommendations offered by the Commission.

*Groenier stepped down.* **Meier nominated Bieno as active chair, second by Molzahn. Motion carried. Motion carried 6-0.** Groenier abstaining.

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- b) Conceptual Discussion regarding the proposed change in use for Foxboro Commons Building #2. Chuck Elliott spoke with regards to the proposed change in use for the Foxboro Commons building #2. Elliott stated the building has been there about 3 ½ years and the request is to take the Elliott Lane side and change the commercial area (11,259 square feet) on the bottom and turn it into 10 units that consist of 1 bedroom and efficiency units. Elliott explained there is enough underground parking that additional parking will not be needed. Elliott stated they do not intend to do this on the Wolfe Street side and will keep this area commercial. It was noted that Mike Slavney, Village Planner, suggested having the space interchangeable between commercial and residential. Elliott stated his plan is to put in suspended ceilings so the area could be turned back into commercial if at some point there is a demand for it. Elliott noted he has no plans on altering the outside of the building. Elliott noted they will come back with a GDP and the SIP. Gracz recommended coming to the August 3<sup>rd</sup> Village Board meeting to have a conceptual discussion with them.
- 5. Communications and Miscellaneous Business**
- a) Foxboro WHEDA scoring follow up (Information Only): Groenier returned. Groenier stated this is for informational purposes only.
  - b) Discussion regarding August meeting date or cancelation of the meeting: Below stated this is on the agenda seeing as at the June meeting the Commission had talked about combining the July and August meeting. Below stated there is nothing on the agenda at this time. It was noted to have the next meeting in September unless something comes up. It was noted the meeting will be September 3<sup>rd</sup>.
  - c) Review of June 11th planning staff meeting: Groenier stated there is not a lot on staff's meeting schedule.
- 6. Unfinished Business**
- a) None – There was no discussion.
- 7. New Business**
- a) Invitation to attend the August 3<sup>rd</sup> Village Board Meeting for further discussion of the final draft storm water ordinance: Below stated this has been moved to August 10<sup>th</sup>. Gracz stated this is strictly conceptual discussion with the Board and they are dealing with some policy matters. Gracz explained that the draft will come back to the Planning Commission. Below stated the draft should be done next week and will e-mail the Commission the draft.
- 8. Staff Report:**
- a) Status of Developments/Projects- Below stated the Downtown Phase 2 project has started and gave a brief overview.
    - 1) Alpine Meadows, Bergamont & Oregon Parks Neighborhood
    - 2) Alpine Business Park
    - 3) Update on the status of the Downtown Project Phase II
- 9. Items for Future Meetings**
- a) Extraterritorial Zoning
  - b) Review of Conditional Use Permit at 101 S. Main Street regarding outdoor dining in February, 2010
- 10. Adjournment: Bieno moved to adjourn the Planning Commission meeting at 7:58 pm. Second by Mahr. Motion carried 7-0.**

Submitted by, Tracey Berman