

**Planning Commission Meeting Minutes
May 28, 2014**

Chairperson Hensler called the Plan Commission meeting to order at 7:00 p.m. Members present: Blaschka, Vick-Peck, Arnold, Wollin, Riley and Spencer. Others present: John Schuepbach, Leroy Mathers, Dave Peterson, Diane-Courier, Susan Peck-Village Administrator and Michelle Murphy-Village Clerk.

Pledge of Allegiance

1. Recommendation to Village Board on certified survey map for property owned by Todd Blankenship at 6104 State Highway 73 for a land division of an existing lot creating two lots. Hensler stated there are two maps that have been submitted. Sue reviewed each map and that the lot is zoned R1-L, which required 10,500 square feet. Her recommendation is the proposed lot 2 which is 10,501 square feet and is a buildable lot. Riley asked if the front lot then would need a variance because it is smaller than the 10,500 requirement. Sue stated they would not have to, she stated they would not be able to add on to the back of the existing home because they wouldn't meet the setback requirement. . **A motion was made by Arnold and seconded by Riley to recommend to the Village Board to accept CSM with the lot 2 having 10,501 square feet. Motion carried unanimously.**
2. Recommendation to Village Board on certified survey map for property owned by Leroy Mathers at 6084 State Highway 73 for a land division of an existing lot creating two lots. Sue stated that 10,500 square feet is required in the lots zones R1-L. The map with lot 2 proposed at 10,500 would make lot 1 short of the setback requirement. Riley asked if this would be accepted and if the deck would need to be replaced the setback would have to go back to the 30 feet. Sue said it would. Leroy stated they would prefer the one with lot 2 at 10,327 square foot and lot 1 at 15,523 so it would meet the setback. Arnold stated the commission should stick with the 10,500 requirement to stay consistent. **A motion was made by Arnold and seconded by Riley to recommend to the Village Board to accept CSM with proposed lot 2 with 10,500 square feet. Motion carried 6-1.**

IDENTIFICATION OF TOPICS FOR FUTURE DISCUSSION AND/OR ACTION

No other topics were discussed.

1. Next regular meeting 06/25/14.

Having no further discussion a motion was made by Arnold and second by Spencer to adjourn at 7:26 p.m. Motion carried 7-0.

Respectfully submitted,

Michelle Murphy
Village Clerk