

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, September 12, 2017 meeting of the Plan Commission was called to order at 7:00 p.m. by Dave Benforado. On call of the roll members present were: Earl Munson, Debra Remington, John Imes. Brauna Hartzell and Karl Wellensiek. Jim Etmanczyk was excused. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

Called to order at 7:00 pm at the Village Hall

Minutes deferred

Public hearing on conditional use permit request for an accessory use emergency electric generator 3321 Tally Ho Lane

Public hearing opened at 7:01 pm.

Ron Burnette, owner of 3321 Tally Ho Lane, gave a brief background on the proposed generator. He stated the generator would be used when there is a power outage for appliances and lighting. He purchased the Honda 2000 and it runs on L.P. gas. The sound level is below 59 DB, which is below the normal noise level in a restaurant. There will be a small housing around it of a space by 3x3x3. This will reduce the noise down to 50 decibels which is not any louder than a normal conversation level. It will be away from any sideyard setbacks the necessary distance. He spoke with neighbors Ted and Fay Lauf but didn't have a chance to speak with Carey Hunkel. The generator will not be fed by the general electric grid to avoid any unnecessary electrical issues. Mr. Benforado suggested that the applicant agrees that the generator will not be connected to the electrical system so it doesn't affect the lineman that might be working on restoring power at any point. He clarified that the generator will not be hard wired into the system and will not have the back feed opportunity to create a safety hazard.

Closed the public hearing at 7:12 pm

Consider action on conditional use permit application 3321 Tally Ho Lane

Mr. Benforado suggested the applicant agrees that the generator will not be plugged in to the homes electric system and instead will simply be used to provide a direct electric feed to an appliance or two.

Mr. Imes moved and Mr. Munson seconded a motion to recommend to the board of trustees approval of the conditional use permit for an accessory use emergency electric generator at 3321 Tally Ho Lane.

Plan Commission went through the findings with comments included in the findings.

Voted:6-0

Passed Unanimously

Public hearing on special exception permit request to floor area limit 3140 Oxford Road

Public hearing opened at 7:26pm

Mr. Benforado gave a brief background on the floor area ratio ordinance.

Kurt Roots, owner of 3140 Oxford Road, gave a brief background on the proposed project. He stated there is a small leak in the basement and it is covered by the porch surface which is of wood material. The previous owners attempted to fix the leaking several times with a rubber membrane, landscaping efforts and different flooring in hopes this would help. He stated this is

not increasing the footprint of the home but creating a livable space where the porch currently is. He stated he has signatures of support from the neighbors.

Mr. Imes asked if he had assurance from the builder that this addition will keep the water out. Kurt Roots stated yes. They will not know the complete problem until they demo it. He stated the landscaper is also working with the drainage at the back of the lot to have it slope away from the home.

Mr. Munson confirmed that the lot coverage is no different than what previously existed. Mr. Frantz confirmed the reason this issue came to the Plan Commission is because of the way staff deals with projects like this. The increase in square footage is 255 feet.

Mr. Imes asked if there is a grandfather clause for homes previously existing.

Mr. Frantz stated that there is a grandfather clause for houses built prior to the ordinance.

Mr. Benforado explained the floor area check and that it was covered by the special exception permit and the lot coverage would go before the Board of Zoning Appeals.

Kurt Roots would like to start this project prior to the snow melting in 2018.

Mr. Imes stated it was approximately 700 square feet to large existing and now they are adding 255 square feet. So the house will now be 915 square feet over the square footage allowable.

Closed public hearing at 7:43

Consider action on special exception permit application 3140 Oxford Road

Mr. Munson moved and Mrs. Hartzell seconded a recommendation a motion to approve the speial exception permit for 3140 Oxford Road.

Mr. Benforado is comfortable with this process and moving ahead with the additional floor area requested because of the existing excess floor area and the footprint is not changing with this process. He went through the findings with comments added.

Mr. Frantz stated the village engineer will take a look at the stormwater run off to ensure it is diverted in the correct direction on this property and not affect neighbor's runoff.

Voted 6-0

Passed unanimously.

Approve previous meeting minutes

Mr. Imes moved and Mr. Munson seconded a motion to approve the July 11, 2017 minutes with recommended changes.

Voted 4-0-2, Mr. Wellensiek and Mrs. Hartzell abstained

Motion passed.

University Bay Fields status (no new information)

No updates to report

Adjourn

The meeting was then adjourned at 8:24 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk