Village of Holmen
Planning Commission Minutes
November 27, 2018

Village President Proctor called the Planning Commission meeting to order at 6:30PM on Tuesday, November 27, 2018. Present were commission members Proctor, Anderson, Stanek, Rugroden, Grokowsky, Appold, and Kertis, along with advisory members Administrator Heinig and Engineer Chris Dahl. Also in attendance: Pat McKnight, Dean McHugh, Chuck Olson, James Bettesworth, Pat Barlow, Jody Haefs, Nick Haefs, Ka Vang, See Lee, Kelly Dunn, Terry Weiland.

Administrator Heinig opened the meeting by explaining that Village Board trustee Rich Anderson has replaced Steve Johnston, as Steve has relocated and has resigned his seat on the Village Board.

Public Hearing

a. Rezoning Petition from James T. & Theresa Gamroth Revocable Trust (Owner) approximately 7.12 acres from (A) Agricultural Zoning District to (R-5) Multi-family Residential Zoning District, North of Walden Court and Cedar Bird Lane; immediately South of Hwy. 53

Motion by Rugroden, seconded by Grokowsky to open the public hearing for the above referenced item. Carried 7-0:

Administrator Heinig provided a brief overview of the proposed Rezoning Petition and provided instructions for those in attendance who may wish to speak.

Chuck Olson (Grant Street) Spoke on behalf of Theresa Gamroth to support the proposed rezoning.

Nick Haefs (Cedar Bird) Asked if there would be more than one access to the property as he was concerned with additional traffic past his residence. He also was concerned with the loss of a property fence providing privacy of his residence. Administrator Heinig explained that Locust Avenue and Cedar Bird Lane would be extended to provide access to the property. Additionally Cedar Bird Ave will ultimately extend westerly to provide access to STH 35.

Dean McHugh (Evergreen Way) Stated the property was near his business and that it was a good use of the property.

Motion by Stanek, seconded by Anderson to close the public hearing, as no other concerns or comments were made. Motion carried 7-0.

Motion by Stanek, seconded by Grokowsky to approve the minutes of the October 30, 2018 Meeting. Carried 7-0.

Public Comment

None
Agenda Items

5. Possible Action and Recommendation on Rezoning Petition from James T. & Theresa Gamroth Revocable Trust (Owner) approximately 7.12 acres from (A) Agricultural Zoning District to (R-5) Multi-family Residential Zoning District, North of Walden Court and Cedar Bird Lane; immediately South of Hwy. 53

Administrator Heinig outlined the details of the rezoning petition by James t. & Theresa Gamroth. He stated that there were no written comments submitted to staff prior to this meeting and that all oral comments have been supportive and this rezoning is comp plan compliant. He again explained that Locust Avenue and Cedar Bird Lane would be extended into the property providing two points of access, as well as a looped public infra structure to the property. Ultimately Cedar Bird Lane will extend westerly to intersect with North Court and an additional access to STH 35 will be made when the property to the west is developed. That property has long term plans to become a shopping area and this rezoning will provide a transition between the residential and the eventual retail along STH 35.

Member Rugroden asked about the proximity of this property to the Field of Dreams Development. Heinig stated that Field of Dreams was located just to the south and that this would be a good fit with that.

**Motion by Stanek, seconded by Appold** to recommend the Village Board accept and approve the rezoning petition by James t. & Theresa Gamroth as filed. Carried 7-0.

Possible

6. Possible Action on Petition for Site Plan and Architectural Review (SPAR) for Hmong Grocery Store and Offices at 120 Hale Drive

Administrator Heinig explained that since this building is a remodel it is not subject to the SPAR ordinance as a new construction would be. However the plans as submitted will be an improvement to the existing and have taken into consideration the SPAR requirements. The grocery store will use the building’s east entry and will be painted and stone veneer will be added. The north entry to the building will be the offices of Hive Chiropractic and will also be updated with stone veneers.

**Motion by Appold, seconded by Rugroden** to approve the Site Plan and Architectural Review, finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, site and building lighting, site and building signage. Carried 7-0.

7. Updates and other informational items from and before the Planning Commission

Members welcomed Rich Anderson to the committee.
Motion by Stanek, seconded by Grokowski to adjourn at 6:53PM. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer