

**Minutes
Plan Commission
Meeting
October 18, 2021**

Members Present: Scott Peters, Chris St. Clair, Eric Green, Christopher Reynolds, Tammy Olson (arriving at 7:04 pm), Carolyn Clow (arriving at 7:10pm)

Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Karen Knoll, Kong Thao, Patrick Heasty

1. CALL TO ORDER

St. Clair called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Review and possible approval of the September 13, 2021 Plan Commission meeting minutes.

St. Clair moved to approve the September 13, 2021, Plan Commission minutes. Green seconded the motion. Motion carried 4-0 -1 with Peters abstaining.

4. BUSINESS.

- a. Discussion and possible action to make a recommendation to the Village Board regarding a Request for Proposals for an East Side Neighborhood Economic Development & Land Use Plan.

Bremer summarized he has taken comments from Commissioners and put together a revised copy of the RFP as provided in packets. They will go through the draft proposal tonight and see if there are any additional amendments, Commissioners wish to make before making a recommendation.

Bremer reviewed the history of the 2008 plan, and how the economy changed after its approval slowed down the anticipate pace of development. The majority of the development of new single-family homes since 2014 & 2015 are in existing subdivisions not included in the 2008 plan, which were platted during those years. Most of the development planned in the 2008 plan has not occurred. That plan was

adopted into the 2017 Comprehensive Plan. This process is to review and decide how we want to amend the existing plan policies and land use map by taking into consideration how the Village has grown and expanded since 2008. This process will be very comprehensive and likely will be a yearlong process.

St. Clair asked Commissioners for their general thoughts and input into the plan. Commissioners provided their thoughts and general feedback.

Bremer reviewed each section of the draft RFP included in packets with Commissioners, taking feedback and input throughout the discussion. Bremer indicated there would likely be the need for some special meetings as this process moves forward along with some potential joint CDA Plan Commission meetings. Bremer and Commissioners discussed timelines and review process for the project.

St. Clair moved to make a recommendation to the Village Board to proceed with a RFP for an East Side Neighborhood Economic Development & Land Use Plan to include the additional edits and wordsmithing by Bremer and recommendations from the CDA. Seconded by Peters.

Bremer discussed it is likely there will be development proposals received during the RFP process. Once an application is received applicants have the vested right to be reviewed based on the Villages current adopted plan. If that is a concern, the only way it can be addressed is by a Village Board moratorium on development while the plan update is under way. Bremer is not suggesting this option but wanted to make Commissioners aware of the process. Commissioners discussed and concurred they have a good plan and process in place at this time and no reason to not continue as normal through the process. Motion passed 6-0.

5. STAFF REPORTS

- a. Property Maintenance Report – no comments
- b. Director's Report - Bremer reviewed his report as provided in packets

6. SCHEDULE NEXT MEETING DATE.

- a. Monday November 15, 2021 at 7:00 p.m.

7. ADJOURNMENT.

Peters motioned to adjourn, Reynolds seconded the motion. Motion carried 6-0. Meeting adjourned at 8:40 pm.