Plan Commission Minutes
April 18, 2023, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Peter Bloechl-Anderson, Chris Reynolds, Austen Conrad

Members Absent: Scott Peters

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

   Chair Clow called the meeting to order at 7:01 P.M.

2. PUBLIC APPEARANCES.

   None.

3. APPROVAL OF MINUTES
   a. Motion to approve the minutes of the March 21, 2023, Plan Commission meeting.

      Clow moved to approve the minutes of the March 21, 2023, Plan Commission meeting. Conrad seconded the motion. Motion carried 5-0.

4. PUBLIC HEARINGS.
   a. Public hearing for a Conditional Use Permit requested by Chosen Few Gym, LLC for a fitness center at 4125 Terminal Drive, Suite 110.

      The applicant is proposing to relocate from 4700 McFarland Court to 4125 Terminal Drive due to their existing lease not being renewed by the new property owner. Thao provided summary on the agenda item, highlighting the proposed use, the existing tenants and site parking, and the operating hours of the applicant. The applicant was present remotely.

      Clow opened the public hearing at 7:16 PM. No comments were received during this time. Clow closed the public hearing at 7:17 PM.

5. BUSINESS
   a. Discussion and possible action regarding a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes.

No additional information from Staff related to the item was added since the March public hearing.

Clow motioned to approve the request on a Certified Survey Map requested by Mike Larson for the purpose of a lot division at 4607 Yahara Drive for planned construction of two new single-family homes with the following conditions of approval:

1. Applicant to revise the CSM to include a note "Garage to be Removed" and the existing garage shall be razed with the existing home.
2. Applicant to revise the CSM to include a note indicating "the minimum unprotected building foundation opening elevation shall be at least two feet above the Base Flood Elevation."
3. Owners of Lots 1 and 2 are responsible for the replacement of any trees within the adjacent right-of-way removed as a result of the new home construction in accordance with the requirements of the Village Forester and Chapter 59 of the Municipal Code of Ordinance.
4. At the time of the submittal of a building permit for new single family homes, the owners of Lot 1 & 2 of the CSM shall pay all applicable impact fees at the then current rates for a single family home with the noted exception that the owners shall given a 50% credit for the Park-Land Impact Fee in Lieu of Dedication, Park Improvement Impact Fee and Library Impact.

Motion seconded by Brassington. Motion carried 5-0.

6. SCHEDULE NEXT MEETING DATE.

    a. Tuesday, April 18, 2023 at 7:30PM, Joint Community Development Authority Meeting.
    b. Tuesday, May 16, 2023at 7:00PM, Regular Plan Commission Meeting.

7. ADJOURNMENT.

    Brassington motioned to adjourn, Bloechl-Anderson seconded the motion. Motion carried 5-0. Meeting adjourned at 7:23 PM.