



PLAN COMMISSION MEETING MINUTES
3131 Taylor Avenue, Bldg. 3, Racine, WI 53405
June 1, 2015 6:00 pm

All agenda items shall follow protocol including staff overview, Board discussion, questions by public, Board disposition of item. The public must be recognized by the President.

The meeting called to order at 6:00 p.m. by Village President Steiner. Present were Pete Clouthier, Al Bagg, Ellis Steiner, Leif Peterson, Mike Burks, and Clerk-Treasurer Tammy Ruggaber

The Village President leads the Village Board and audience in a prayer and then the pledge of allegiance.

PUBLIC COMMENT AND INPUT

*Pursuant to Wisconsin Statute 19.84(2) "the public notice of a meeting of the governmental body may provide for a period of public comment, during which the body may **receive** information from members of the public."*

Phillip (Jeff) Ward, 3414 McArthur Court, spoke on the letter he received regarding his willow tree. He states that they have planted various species of trees during the 28 years they have lived in Elmwood Park, including two willows, which have been planted over fifteen years ago. He states they have never received any notification until now. And he believes this issue may have arisen from a neighbor dispute.

President Steiner states that the Wards must file for a variance with the zoning board of appeals.

The Matson's came to the meeting regarding their fence issue. Mr. Matson states they want to put up a fence and are considering putting up a pool as well. President Steiner states the Matsons cannot get a 6 foot fence unless they have a pool. Without a pool, Village ordinances limit a fence height to four feet. The Matsons state they have a few issues to work out and they will appear at the next meeting in July.

Commissioner Peterson suggested the Matsons email the information to the Clerk prior to the next meeting so it can be reviewed by the Commission prior to the next meeting.

President Steiner asks if everyone has reviewed the minutes. Commissioner Bagg moves that the minutes from May 14th be approved. Commissioner Steiner seconds the motion. It passes unanimously.

Eric Fanning is sworn in as a Planning Commission member to replace Brad Jaeck, who resigned.

The Filling of Lands Ordinance 8.15 has been revised to alleviate, in most situations, property owners from having to get a permit to do routine landscaping on their own property. Commissioner Peterson outlines the changes to the proposed ordinance. The definition for top dressing was added. ***The placement of, not more than four inches, of topsoil for the purpose of filling depressed areas, preventing soil erosion, and making lands more usable, or establishing vegetation cover.***

Under part D, III, it had been not more than a 25 foot interval and now it is a 1 foot interval. ***The existing and proposed***

elevation of the area to be filled, at a distance of not more than a one foot interval.

Under D, part IV, the distance is also changed from a 25 foot interval to a 1 foot interval. ***Existing elevation of adjacent lands within 50 feet of the land to be filled, at a distance not more than a one foot interval***

D, Part V is added. ***The elevation should be tied to the elevation of the adjacent property owner or owners to determine where the water will drain. If a structure is present, for example storm sewer, the elevation of the invert opening at the pipe, in the manhole, should be specified.***

In section C, under definitions, was added. ***Permit required for residential properties: A permit will be required whenever an addition of, or a new structure, results in the addition of 1,000 square foot of new impervious surface or when 1,000 square feet of top soil is placed on the property, raising the existing grade by four inches or more. Any new construction, additions, or new impervious surface for non-residential properties, which properties in the B-1 or district, adding 1,000 square feet or more of impervious surface shall require a permit, with a grading plan, prepared by a state licensed civil engineer.***

Commissioner Bagg reiterates that these changes are aimed to allow property owners to do routine landscaping and maintain their properties without a permit.

Commissioner Peterson moves that we approve the ordinance, with specified changes, the motion is seconded by Commissioner Burks. All in favor and it passes unanimously.

The Commission looks at the 8.16 filling of lands ordinance, which has been reviewed in previous meetings. Commissioner Burks makes a motion to approve, seconded by Commissioner Peterson, and it is unanimously approved.

Commissioner Cattoi moves to adjourn, seconded by Commissioner Steiner and the meeting is adjourned at 6:40 pm.