



# Village of Lily Lake

*Approved Plan Commission Minutes*

*Monday August 1, 2022*

## **Call to Order:**

Chairman Steve Zahn called the meeting to order at 7:04 p.m.

## **Roll Call**

### Plan Commission Members:

Dan Turner, Glenn Bork, Cheryl Pollak, and Jeff Lee were present.

Also, present Juliette Kerr (Deputy Clerk)

## **Adoption of the Agenda**

Motion to approve the agenda of the August 1st Plan Commission meeting by Dan Turner and second by Cheryl Pollak – all are in favor. The motion passes.

## **Approval of the Plan Commission Meeting Minutes – June 6th, 2022 Meeting**

Motion to approve the June 6th, 2022 Plan Commission Meeting minutes by Cheryl Pollak and second by Dan Turner – all are in favor. The motion passes.

## **Guests and Public Comment**

### Guests:

Mae Strobel, Donald Butler, and Steve Thuer

Donald Butler introduced himself as a new resident of Lily Lake and is attending the Plan Commission meeting to learn more about the Village.

Steve Thuer expressed concern that his business interests within the Village remain under attack through ordinances. Pan Man Welding is the business leasing the property from Mr. Thur and struggles to exist within ordinance. Furthermore, land uses permitted within B1 are limited and do not allow suitable business alternatives for a commercial land owner. Mr. Thuer also noted that proposed zoning changes to the former Huntington Ridge land tracts are forced and not reviewed publicly prior to action.

## **New Business**

### Review of proposed Planned Utility Development (PUD)

Juliette Kerr stated that the Plan Commission members will receive a copy of the proposed PUD ordinance for review. The proposed ordinance will help alleviate some restrictions that current zoning has and may benefit some commercial and possible redevelopment areas. A public hearing is scheduled for

August 19<sup>th</sup>, at 6:30 PM. Plan Commission members are encouraged to read, come back with question and attend.

Chairperson Steve Zahn commented that it is disappointing the proposed ordinance will not receive formal review by the Commission. This is especially important a time when the new Comprehensive Land Use Plan is near completion and would be better crafted through a coordinated effort with zoning.

**Old Business**

Welcome New Plan Commission Member

The Plan Commission welcomes Jeff Lee as member. Mr. Lee has attended a number of Plan Commission meetings as a guest. Mr. Lee has expanded his interest as a guest to an active member and the Commission welcomes his service.

Question Concerning Residential Solar Projects

Glenn Bork requested details concerning the moratorium on ground-configured solar arrays. Mr. Bork noted several Village residents are waiting to apply for permit of such systems and are needlessly delayed by the completion of the Comprehensive Plan. Chairperson Steve Zahn asked Mr. Bork and the Commission if a formal agenda item concerning ground-configured solar arrays in residential areas be initiated at the September meeting to help move the process along. Mr. Bork responded that he does not challenge the moratorium but is trying to establish when such solar projects will receive review. It was suggested again for Mr. Bork to reach out to the Clerk and review his personal request.

Review of the Comprehensive Land Use Plan

Chairperson Steve Zahn initiated a visual tour of the new Comprehensive Plan draft. The newly installed large screen monitor permitted a full-color display of the Plan for both Commission members and guests. Juliette Kerr noted that the new draft will be submitted to a professional planner for review and is awaiting a quote for services to formalize the Plan.

**Adjournment**

Jeff Lee motions for meeting adjournment. Meeting adjournment second by Cheryl Pollak. All in favor. Motion passes. Meeting adjourned at 8:52 PM.