

## VILLAGE OF SHOREWOOD

### PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

1 March 2006

Chairman Fitzgerald called the meeting to order at 7:05 p.m. Present: Vice Chair Gron, Steve Brockman, , Jeff Nagel, Debbie Olson, Duane Gronwold, Jim Schlunz, Melissa Bradford & Jim Relyea. Absent: Pete Cerve Also present: Nancy Roman, EDC, Karen James, Staff Planner, Rod Tonelli, Village Planner, Kurt Carroll, Village Administrator, David Myers & Matt Scarborough.

### MINUTES

#### A. Approval of minutes

Duane Gronwold made a motion to approve the minutes of the 4 January and 1 February regular meetings. Seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

### PLANNING & ZONING

Chairman Fitzgerald announced that he would move agenda item 7 to item 1.

#### 1. Consideration of a Final Plat for Shorewood Glen Unit 3

Background was given that this item deals with the Final platting of the remainder of the single-family lots for Shorewood Glen. It is basically all lots south of Walnut Trails, west of Del Webb Blvd. and north of Wynstone Drive. It encompasses 225 lots.

Jeff Nagel made a motion to recommend approval of the plat subject to final engineering. Seconded by Steve Brockman. All in favor, none opposed, motion carried.

#### 2. Concept Haulers

##### a) **Public Hearing**

##### b) **Petition #06-245**

Consideration for a conditional use permit for a planned unit development as provided by Shorewood Village Code 10-6D-2 to allow custom motorcoach dealer at 906 Cottage Street, Kevin Boyle, petitioner

#### 3. Concept Haulers

##### a) **Public Hearing**

##### c) **Petition #06-246**

Consideration for a zoning change from I-2 to B-4 as provided by Shorewood Village Code 10-6D-2 at 906 Cottage Street, Kevin Boyle, petitioner

Steve Brockman made a motion to combine the Public Hearing for Petitions #06-245 & #06-246, seconded by Jim Schlunz. All in favor, none opposed, hearings combined.

Chairman Fitzgerald opened the Public Hearings.

Andy Dystrup, attorney for the Petitioner gave the background that Kevin Boyle, owner of 906 Cottage Street, located at the northeast “intersection” of Route 59 and I-55, has approached the Village for a conditional use for a planned unit development to allow the redevelopment of an existing industrial building and site with a custom motorcoach dealership. The conditions of the planned unit development approval would include language regarding allowing two walls of signage, the prohibition of any pole mounted or highway identification signs, the appropriate phasing and timing requirements of the improvements so that the business may open as soon as possible, and the timely phasing out of the existing leased billboard signs. The conditional use permit for the PUD will allow the Village to enforce the time requirements in the improvement phasing.

The use proposed requires a zoning change from I-2 to B-4 for the dealership.

No one from the public was present to speak on the petitions. Duane Gronwold made a motion to close the Public Hearings, seconded by Jim Schlunz. All in favor, none opposed, hearing closed.

**Duane Gronwold then made a motion to recommend approval of Petition #05-245 referencing the findings of facts that the standards set forth in the Village Code. and subject to final photometrics, seconded by Steve Brockman All in favor, none opposed, motion carried.**

**Duane Gronwold then made a motion to recommend approval of Petition #05-246 referencing the findings of facts that the standards set forth in the Village Code., seconded by Jim Schlunz .All in favor, none opposed, motion carried**

#### 4. Consideration for approval of a Site Plan for Concept Haulers

Staff explained that Concept Haulers is currently operating their business in Morris and desires to move the dealership to the subject location. Site improvements would include replacing the existing gravel area with grass, installing curbs and landscape islands within the parking lot, restriping the parking lot, upgrading the building exterior, adding a paved employee parking area to the south side of the building, and constructing a “grass-crete” paver area for display of the custom trailers in an orientation towards I-55. The upgrades to the exterior of the building include the addition of masonry wainscot to the north and west sides of the building as well as an awning element above the first story at the northwest corner of the building. Further, the overhead doors would be changed to include window panels and shutters would be added to the windows.

According to applicant's engineer's calculations, the site improvements do not trigger the requirements for detention. The calculations and engineering plans would be subject to village engineer review and approval.

**Jeff Nagel made a motion to recommend approval of the Site Plan subject to review of photometric plans, engineering and final review of elevations. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.**

5. Towne Center II
  - a) **Public Hearing**
    - a. **Petition #06-244**

Consideration for a conditional use as provided by Shorewood Village Code 10-6C-3 to permit development of property as commercial and residential under Zoning Classifications TCR-2 and B-3 as provided by Shorewood Village Code 10-5L(3) at 80 acres located ¼ mile West of River Road North of Rt. 52, John Griffin, petitioner

Chairman Fitzgerald opened the Public Hearing.

Rod Tonelli gave the background on the project and introduced Duane Linden, planning consultant for Distinctive Homes. This represents the south 80 acres of the Meyer Farm, situated between Fox Bend Subdivision and the Towne Center.

In the original Towne Center project we created two new zoning districts to specifically cover the residential side of that project and required in that text amendment that any project granting such zoning be completed as a PUD. In this phase there are only traditional lots. Therefore, the zoning being sought is TCR-2 for the residential portion (with 140 lots) and B-3 for the commercial acreage (21.2 acres). Additionally the continuation of the lake feature encompasses approximately 16 acres.

The residential lot sizes, setbacks and development criteria are exactly the same as in the Towne Center. Renderings of both projects shown together were reviewed.

Chairman Fitzgerald asked about the architecture for the commercial area. Rod explained that none of that has been specifically proposed or defined but is subject to the criteria set forth that it be in keeping with the main street theme of the project.

Dave Dowd of 301 Glenmore asked about the area bordering Fox Bend. He was assured that engineering would make sure the grades are accurate between the projects.

Eileen Dowd of the same address stated that she liked the building materials to be used for the homes.

Mary Ann Smith of 413 Glenmor asked how far the lake extends to the north. It was determined that it will be behind her lot.

Ron Marciniak of 411 Glenmor does not like more residential development that will burden the schools.

**Duane Gronwold made a motion to close the Public Hearings, seconded by Melissa Bradford.** All in favor, none opposed, hearing closed.

**Duane Gronwold then made a motion to recommend approval of Petition #05-244 referencing the findings of facts that the standards set forth in the Village Code. and subject to updating the PUD guidelines updated in the exhibit book. Seconded by Jim Schlunz.** All in favor, none opposed, motion carried.

6. Consideration of a Preliminary Plat & Landscape Plan for Towne Center II

**Jeff Nagel made a motion to recommend approval of the Preliminary Plat and Landscape Plan subject to final review of each document. Seconded by Debbie Olson.** All in favor, none opposed, motion carried.

7. Consideration of a Concept Plan for Shorewood 301 Earl Road (Condo Warehouse Project)

Staff explained that this project is the redevelopment of the Troy Bus Barn on Earl Road. The proposed condo-warehouse building will be a tilt-up concrete building, just under 27,000 sq.ft. The color scheme is not shown accurately on the rendering and should be more of a maroon & tan, rather than the fuchsia that it shown. They will comply with the landscaping, lighting and signage ordinance for the project.

The PZC was supportive of the project and indicated that the developers should proceed with the plans.

8. Other

Chairman Fitzgerald presented the revised schedule for the Comprehensive Plan update.

He also asked about the Hunter Golf sign. David Myers stated that a temporary sign permit had been issued and needed to be followed up on. He will take care of it.

### **III. ADJOURNMENT**

Jeff Nagel made a motion to adjourn at 9:10p.m. Seconded by Jim Schlunz. All in favor, none opposed, meeting adjourned.

Next meeting April 5th, 2006

Respectfully Submitted,  
Nancy L. Roman