

VILLAGE OF SHOREWOOD

PLANNING & ZONING COMMISSION MEETING & PUBLIC HEARING

7 June 2006

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

MINUTES

A. Approval of minutes

Duane Gronwold made a motion to approve the minutes of the 3 May regular meeting. Seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

PLANNING & ZONING

1. Consideration of a Site Plan for Rollingwood Lot 111

Staff presented information on the Site Plan for lot 111 in Rollingwood, which is the last remaining office building lot in the development. Mr. Washburn, developer of Rollingwood was present to explain that they are now ready to move forward with construction of the 2 office/professional buildings.

Everyone was in agreement that the three buildings that have been constructed on lot 110 (on the west side of Rollingwood Drive) have turned out very nicely. These buildings have blended nicely with the residential neighborhood.

Presented were:

- the elevations for the 2 buildings, which are similar to the existing buildings, but offer some variety as well;
- the site plan/landscaping plan; and
- the signage plan

It was noted that there is no photometric plan necessary, as the building will only have residential fixtures at the entrances and no parking lot lights. A question was asked about the dumpster enclosure for the existing buildings and Mr. Washburn responded that he had submitted an application to the building department to construct the enclosure.

Duane Gronwold made a motion to recommend approval of the site plan to the Village Board. Seconded by Jim Schlunz. All in favor, none opposed, motion carried.

2. Discussion of Various Draft Zoning Ordinance Text Amendments

Staff presented for discussion draft language of various proposed Zoning Ordinance text amendments addressing the clean up and clarification of a number of zoning districts, the revision of current district requirements, and alterations and additions of provisions. Staff stated that they are forwarding the commercially related proposed amendments to the Chamber of Commerce for comment.

All proposed amendments were well received by the PZC with some input being given for inclusion prior to Public Hearings to be held at the July PZC meeting. These amendments were related to:

Automobile Related Uses

Parking within Yard Areas

Corner Side Yard Setback

Window Signs

Trailer Parking

3. Other

Staff informed the PZC that the grade issues have been resolved at Del Webb and that the final plat for that portion of the project can now be approved (will be Unit 4).

III. ADJOURNMENT

Duane Gronwold made a motion to adjourn at 8:45p.m. Seconded by Steve Brockman. All in favor, none opposed, meeting adjourned.

Next meeting July 5th, 2006

Respectfully Submitted,
Nancy L. Roman