

## VILLAGE OF SHOREWOOD

### **PLANNING & ZONING COMMISSION MEETING**

3 September 2008

Chairman Fitzgerald called the meeting to order at 7:00 p.m.

Pledge of Allegiance

#### **Roll Call**

**Present:** Chairman Gary Fitzgerald, Vice Chair Dan Gron, Steve Brockman, Duane Gronwold, Jeff Nagel, Melissa Bradford, Pete Cerve, James Relyea, Debbie Olson, and Jim Schlunz.

Also present were Nancy Roman, Economic Development Director and Karen James, Planner.

#### **ORDER OF BUSINESS**

#### **MINUTES**

Duane Gronwold made a motion to approve the minutes from the 6 August 2008 meeting, seconded by Jim Schlunz. All in favor, none opposed, minutes approved.

#### **PLANNING & ZONING**

1. 1. James Kozek
  - a) **Public Hearing**
  - b) **Petition #08-284**

Consideration of a Variance for Side Yard Setback at 1804 Hunter Drive to allow an addition to a Garage.

**Petition withdrawn, Variance not needed.**

Chairman Fitzgerald explained the hearing was not needed

2. Consideration of a concept plan for Trinity Christian School

The floor was turned over to David Weber with Jacob and Hefner Engineering. He showed the site plan for the new building as well as the existing building. The proposed building would be approximately 15,000 square foot not including the second story. There would be dual drop off lanes and one bypass lane. There will be a minimal amount of additional paving.

David Weber continued by showing floor plans Chairman Fitzgerald inquired if there will be a basement. Mr. Weber answered there would be a basement solely for storage purposes. Mr. Weber then showed renderings of the proposed building. He mentioned that the peak will be 7 to 10 feet lower than the existing building.

Nancy Roman explained the review process that staff has been through with representatives from Trinity Christian School. There have been several meetings about their desire for expansion of the school. There were discussions regarding the subdivisions use of their space, the village park and bike path that will be extended into Edgewater. Nancy Roman also mentioned that the plans for Trinity will not require a variance and meet all codes and ordinances.

Gary Fitzgerald wondered about the impact on parking. Ms. Roman answered there would be none, the site has excess parking.

Dan Gron inquired about the public meeting that was held. Kim McCool, Trinity Christian School Director of Development, explained the school extended an invitation to all neighbors to get feedback and ideas. Four neighbors attended. Two were supportive and two were concerned. The major concern is the proximity of the backyards and security. Residents are fearful this building will create a dark alley. Trinity has offered security and ideas to brighten that alley since it is a concern for the school as well.

David Weber felt the largest security concern is the bike path directly north. Generally the backs of buildings are unlit, but someone will be hired to do the lighting.

Nancy Roman said a pedestrian scale light fixture (miniature version of the Village decorative light standard) should be considered. Also, she noted the Police could do patrols around the buildings or possibly cameras could be installed on the buildings.

Sun Valley is to provide specs for the pedestrian light standard. There was continued discussion concerning the lighting options.

Dan Gron noted that he was glad to see Trinity expanding.

Kim McCool was asked to give some background on Trinity Christian School. Ms. McCool turned the floor over to Dr. Fred Alexander, Chairman of the School Board. Dr. Alexander stated the school had 53 students in 1993 and started in a basement. From there Trinity moved into Grace Bible church with 120 students enrolled and then to the current facility with enrollment at about 550. All the classrooms in this school are filled and enrollment continues to grow.

Gary Fitzgerald called for questions or comments.

Dr. Fred Alexander noted that Trinity Christian School wants to be a good neighbor and that the school has the same concerns as the residents. They even opted not to put up basketball hoops to help eliminate problems.

Gary Fitzgerald stated this meeting is not a public hearing, it is a concept plan review. The Commission cannot approve or deny anything at this point

Pete Cerve inquired about drainage. Dave Weber answered there is a drainage easement as well as other drains. He continued by commenting that since it drains well

now, it will drain well with the building on it. There is a drainage issue on the west side of the open fields but the expansion would improve the drainage issue.

Melissa Bradford asked if there would be outdoor A/C units on the new building. Kim McCool answered that outdoor units are not intended. Melissa Bradford commented on the existing units and how they were not screened well. Kim McCool agreed and also noted that outdoor units are a maintenance issue for them as well. They are looking at other options.

Debbie Olson asked how many additional students the new building would allow. Kim McCool answered 300 to 400. Dr. Alexander confirmed that the school now has Kindergarten through 8<sup>th</sup> grade, 2 classes per grade level, 24 students per class. The new building will allow approximately 900 students at capacity for the entire school.

Nancy Roman commented on traffic issues. Traffic has been an ongoing concern. Most of the families drive. The Police Department sat down with the school to help address these issues, parking signs were installed and there has been an improvement since that time.

Dan Gron felt that Trinity is a success story and the security issues can be dealt with.

Karen James discussed the safe routes to school grants. Trinity Christian School was not currently part of the applications but when added to the plan this year will help to make the grant potential stronger.

Melissa Bradford inquired about landscaping especially on the north side. Nancy Roman answered there has been discussion regarding landscaping but staff feels it would be best to find out what the neighbors would like to see. Trinity will hold a meeting with neighbors to find out what they'd like to see.

Gary Fitzgerald called for further comments or concerns. Hearing none he noted looking forward to the next level .

### **3. Discussion of Zoning Ordinance Text Amendment for commercial and industrial fence height.**

Gary Fitzgerald gave a recap of what the Text Amendment is regarding. The Text Amendment was not published in time for this meeting but will be published before the next meeting.

Pete Cerve inquired as to the type of fencing allowed. Barbed wire is prohibited. Pete inquired as to what other types of wire fences would be prohibited as well.

Gary Fitzgerald called for further comments.

Karen James noted that during the site plan and PUD process people have been restricted to wood and PVC fences, she wondered if commercial should be prohibited from using chain link.

Gary Fitzgerald wanted to stay away from the chain link issue at this time.

## **OTHER**

### **Green Initiative**

Natural and Native Landscaping presented by Ruettiger, Tonelli & Associates.

Rod Tonelli took the floor and introduced Rick Suttle. Mr. Suttle is a wetland specialist.

Mr. Tonelli displayed some definitions of Landscaping:

Native Landscaping is purist, going back to the original.

Natural Landscaping is a low maintenance landscape, a mix of perennials and grasses. Potted plants might be involved.

Beneficial Landscaping embraces both Native and Natural Landscape.

Mr. Tonelli continued by discussing natural landscape applications; preserve, restore, stabilize and manage. He then outlined the following information:

#### Benefits of Natural Landscaping

- Lower maintenance cost & reduced installation cost
- Wildlife habitat and biodiversity restoration
- Beautification and aesthetic qualities
- Distinctive community image
- Reduced cost of stormwater management
- Reduced erosion and improved water quality
- Recreational and educational opportunities
- Reduced irrigation and chemical treatments

#### Common Pitfalls

- Residents don't like it ("weeds")
- Lack of public education
- Mismatching
- No or not enough maintenance
- HOA lack of knowledge
- Design and installation by unqualified firms

There were slides shown of areas in Shorewood demonstrating Natural Landscaping. There was discussion of invasive species.

Rod Tonelli talked about stormwater ponds and made comparisons of ponds in the Village.

He continued by discussing Greenway and Open Space applications followed by Rain Garden applications.

Mr. Tonelli finished by discussing the role of government in Natural Landscaping.

Gary Fitzgerald talked about how the Village can begin to implement these ideas. He also discussed the use of phosphates and if they cause harm.

Mr. Fitzgerald praised the presentation then called for further comments. There were none.

## **ADJOURNMENT**

Duane Gronwold made a motion to adjourn at 8:50 p.m., seconded by Jim Schlunz. All in favor, none opposed, meeting adjourned.

Next meeting October 1, 2008.

Respectfully Submitted,

*Kimberly Sharp*  
Recording Secretary