

Village of Howards Grove  
Planning Commission  
Meeting Minutes for June 9, 2020  
Approved

- I. **Call to Order:** The meeting was called to order at 6:04 p.m. at the Village Hall.
- II. **Verification of Meeting Duly Notices and Roll Call:** Chairman Heili noted that the meeting was duly noticed. Present were Chair Chris Heili, Members Wade Steinpreis, Kevin Jump, Diane Van Minsel and Harley Abler. Absent were Todd Hinkfuss and Board President Jeff Plass.
- III. **Approval of prior meeting minutes:** Motion to approve the March 10, 2020 meeting minutes made by Wade Steinpreis, seconded by Diane Van Minsel. Motion Carried.
- IV. **Review and discussion for gravel driveway at College Ave. owned by Randy Wehrmann:** Randy Wehrmann purchased the land and put a shed on the land. He had scraped the land for a driveway. He was stopped and told one driveway per street. This driveway is coming off to a different street. This is a part-time driveway to access the shed. No plan to pave the driveway at this time, just apply gravel. Has filled out a permit for the driveway. The neighbors are ok with the driveway. Motion made by Harley Abler to recommend to the board approval for a gravel driveway. Seconded by Diane Van Minsel. No questions or comments. Motion carried.
- V. **Review and recommend a rezone from Business/Commercial to R-2 at 627 Madison Ave, owned by Tom Darrow:** Overview: 2 family older house and the foundation is not in good condition. House was grandfathered in when the commercial rezoning was done. Issue is Tom wants to replace the home. Possibility of building a building, and open an office in the lower half and rent the upper half? Are there zoning restrictions with living quarters above a business? Tom asked if he can replace the foundation and keep the house there. He was referred to zoning section 415. Chris Heili to research these questions further. Further committee discussion regarding the zoning of the area. No decision made, no motion at this time. Research needs to be done and be presented to the committee.
- VI. **Review and recommend combining Lot 21. 22 at 739 Warbler Road to build home addition owner Kenny and Jessica Martinson:** Jessica Martinson spoke to the committee. Lot 22 is approved for a single family home, and is an oddly shaped lot that has been for sale for some time. She said it would be good for a home expansion. Wants to combine both lots, and add 2 bedrooms and expand the living room onto that lot. There is no well on the second lot. Can they combine drainage ditch's? Drainage plan needed for the building permit, as the easement needs to be removed to build the house expansion. Need to submit a storm water drainage plan? Kevin Jump stated that if they want to build, they cannot build in an easement. The Village engineer would need to review plans for storm water drainage, since they want to fill the easement in and build over it. Any rerouting needed for drainage? Leave this as an open item pending a further presentation of information.
- VII. **Review and recommend combining Lot 6 and Lot 11 at 302 S. Pershing St. and Sherman St.; owned by Debra Jenkins:** Chris Heili gave background information on this request. Sherman street was never put in by the Village. Sherman street is on the future growth map. Most residents on Pershing St. own the lots behind them on Sherman street. The goal for

joining the lots is to put a bigger shed on the second lot. Wade Steinpreis made a motion to recommend to the Board the combining of the lots. Harley Abler seconded. Motion carried.

VIII. **Review, Discuss, and recommend combining lot 9 and part of lot 10 and plan for driveway and storage units at 510 Madison Ave., owned by Dennis Stuckman:** Dennis wants to build 2 storage buildings consisting of 10x20 units with a driveway between the main buildings. Dennis states this will solve the water problems on the northwest side of the property. Wade Steinpreis noted that emergency vehicles will have better access to the apartment building with the addition of the driveway. Dennis plans to have the storage buildings blend in with the apartment building. A question arose regarding the driveway in the flood plan area. Dennis said he went to the county regarding this question. The county sent him to the DNR, who sent him to the Village. Dennis said he spoke with Ryan Wesling who told him there would be no issue with the driveway permit. Dennis stated he would put in a culvert, if needed, to help move water along during flooding. Kevin Jump pointed out that you cannot back-up the water flow in a flood area, but this driveway is on the edge of the flood fringe. Wade Steinpreis made a motion to the Board to approve the lot combination CSM. Harley Abler seconded. Motion carried.

IX. **Set Next Meeting Date and Possible Agenda Topics:** No meeting date set at this time.

X. **Adjourn:** Motion to adjourn at 7:11 p.m. made by Kevin Jump, seconded by Harley Abler. Motion carried.

Approved August 3, 2020

Submitted by Diane Van Minsel

Christan Brandt, Clerk