

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION  
WEDNESDAY, NOVEMBER 18, 2020

The Plan Commission/Historic Preservation Commission of the Village of Mount Horeb met on the above date in a virtual meeting. Chair Randy Littel called the meeting to order at 7:00pm. Present were Commissioners Destinee Udelhoven, Aaron Boehnen, Peggy Zalucha, Norb Scribner, and Dave Hoffman. Brent Yauchler was absent. Also present were Village Administrator Nic Owen, Assistant Village Administrator Kathy Hagen, Village Planner Mike Slavney, Youth in Government student Delaney Mertz, and Deputy Clerk Chrissy Kahl.

**Consider October 28, 2020 Plan Commission meeting minutes:** Zalucha moved, Scribner seconded to approve the meeting minutes. Motion carried by unanimous voice vote.

**PUBLIC HEARING: Zoning change for Stone Haven Estates II Lot 26 from R-3 Multi-Family Residential to PD-1 Planned Development:** The public hearing opened at 7:02pm. Owen gave an overview. Jeff Riegert, owner, made changes that were addressed at the last meeting. The public hearing closed at 7:04pm.

**Consider request from Jeff Riegert for proposed two three-unit buildings on Lot 26 Stone Haven Estates II:**

- a) **Recommendation for draft Ordinance 2020-17, “AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF LOT 26 STONE HAVEN ESTATES II SUBDIVISION, PARCEL 0607-072-6886-6 FROM R-3 MULTI-FAMILY RESIDENTIAL TO PD-PLANNED DEVELOPMENT” with General Development Plan:**
  - Scribner moved, Zalucha seconded to recommend approval. Motion carried by unanimous voice vote.
- b) **Specific Implementation Plan:**
  - Hoffman moved, Boehnen seconded to approve the SIP subject to the Village Planner’s recommendations to include bike rack location per staff approval. Motion carried by unanimous voice vote.
- c) **Design Review:**
  - Hoffman moved, Zalucha seconded to approve the design subject to the Village Planner’s recommendations. Motion carried by unanimous voice vote.

**Consider Kwik Trip requests:**

- a) **Update on annexation request for property currently in Town of Springdale:**
  - Own gave the update.
- b) **Conceptual presentation for proposed Kwik Trip:**
  - Wade Wyse, from Wyser Engineering, presented the project. Slavney also spoke.
- c) **Consider rezone request from PB Planned Business (annexation zoning) to PD-1 Planned Development:**
  - Owen gave an overview.
- d) **Set public hearing for rezone for December 16, 2020:**
  - Boehnen moved, Zalucha seconded to set the public hearing for December 16, 2020. Motion carried by unanimous voice vote.

**Plan Commission Chair Report:** Littel gave the report. This was Dave Hoffman's last meeting.

**Village Planner report:** Slavney wished Hoffman well and thanked him for his service.

**Reminder: Next Plan Commission meeting is December 16, 2020:** Littel gave the reminder.

**Adjourn:** Littel moved, Hoffman seconded to adjourn the meeting at 8:20pm. Motion carried by unanimous voice vote.

Minutes by Chrissy Kahl, Deputy Clerk