

Village of Waterford  
Plan Commission Unofficial Minutes  
March, 16<sup>th</sup>, 2022  
\*Held in Village Hall and via Teleconference

Nash called the meeting to order at 6:00pm.

Commissioners present: Eric Halbur, Diane Lemancyk, Bob Nash, Howard Bryant, Bil Luth, Don Houston  
Excused: Brent Hess

Also present: Colleen Schauer, Zeke Jackson, Rick Huening

Minutes: Motion by Bryant to approve the 03.16.2022 Joint Planning Commission & HDDC Minutes.  
Second by Nash. All aye. Motion carried.

New Business:

1 – Public Hearing: Motion was made by Luth to open the public hearing on Ripple Storage Project at 6:04pm. Second by Bryant. All aye. Motion carried.

Tammy Glick, (512 Torch pine Ct), addressed the Plan Commission speaking of her disapproval for the proposed Ripple Storage Project.

Motion was made by Nash to close the public hearing on Ripple Storage Project at 6:06pm. Second by Luth. All aye. Motion carried.

Administrator Jackson gave an overview of the legality of conditional use permits and the authority of the Plan Commission's per-view.

Motion by to recommend on to the Village Board approval of the conditional use permit for the Ripple Storage Project with the following changes to plans that were submitted for consideration:

- 1- Turning movement for truck and trailer single axel diagram.
- 2- Maintenance plan and operation plan, hours of operation, accessibility
- 3- Photometric analysis conforming to Village Code, and lighting control specs/equipment
- 4 – 6/12 or greater pitch roof.
- 5 – LP smart side material
- 6 – Break in the façade for any length of more than 100', 2ft minimum offset
- 7 – no outside storage
- 8- roofing as standing seam metal roof.
- 9 – landscaping on all sides, 20% opacity at 5 years maturity with double row mixed species conifer minimum 6' height at planting.

Motion by Nash to continue for 60 days until the June Plan Commission for reconsideration. Second by Lemancyk. All aye. Motion carried. Roll Call: Nash – aye, Halbur – aye, Luth – aye, Houston – aye, Bryant – aye, Lemancyk - aye

2- Public Hearing: Motion was made by Nash to open the public hearing on Extraterritorial Plat Review Authority at 6:36pm. Second by Luth. All aye. Motion carried.

Dale Gueerke (5355 Northwest Hwy, Waterford) addressed the commission regarding what this means for the future.

Doug Schwartz, (4508 Empire Lane, Waterford) addressed the commission.

Dale Olender, 4609 Riverside Road, gave his praise to the Plan Commission regarding their hard work on improvements they have made in the community in recent years.

Motion by Nash to close the Public Hearing at 6:42pm. Second by Luth. All aye. Motion carried.

President Houston read Ordinance 688-050922 Amending Chapter 235 of the Village's Code of Ordinances – Land Division – Extraterritorial Plat Review Authority.

Motion by Nash to recommend onto the Village Board Ordinance 688-050922 Amending Chapter 235 of the Village's Code of Ordinances – Land Division – Extraterritorial Plat Review Authority. Second by Bryant. Roll Call: Nash – aye, Halbur – aye, Luth – aye, Houston – aye, Bryant – aye, Lemancyk – aye

3 – Spanky's on 36: Nash recused himself on this agenda item for future conflict of interest. Motion by Halbur to approve the preliminary plans as amended for Spanky's on 36. Second by Lemaczyk. Roll Call: Halbur – aye, Luth – aye, Houston – aye, Bryant – aye, Lemancyk – aye.

Motion to adjourn at 6:57 pm by Luth. Second by Halbur. All aye. Motion carried.

Submitted by,  
Colleen Schauer, PIO