

**PLAN COMMISSION
MEETING MINUTES
Monday, June 18th, 2019**

Meeting was called to order by President Palmer at 7:00p.m.

1. Roll Call.

Present: President Palmer, Mr. Jodie, Mr. Michalski, Mr. Reineke, Mr. Cashin, Mr. Long

Absent: Mr. Kujawa

Also Present: Thomas Harrigan, Zoning and Planning Administrator, David De Angelis, Village Manager, Christopher Koehnke, Assistant Village Attorney, and applicants.

Item 2. Review and act on a petition to initiate rezoning of the parcels identified as EGV 1106038, EGV 1106039, EGV 1106997001, EGV 1106997002, and EGV 1106997003 from M-1 Limited Manufacturing District to B-2 Local Business District pursuant to §335-75 through §335-80.

President Palmer indicated that the Commission will accept public comment on this action.

Mary Inden was present before the Commission. Ms. Inden expressed deep concern on the possible rezoning and the quickness at which this is taking place. She suggested slowing the process down or possibly taking the item to referendum.

Mark Reinders was present before the Commission. Mr. Reinders stated that he is representing R&R Investments. Mr. Reinders provided the Commission a historical summary of the Reinders family and their relationship with the Village of Elm Grove. Mr. Reinders indicated that he and his family have always been very accommodating to residents and the community as a whole. Mr. Reinders indicated that his family has made a significant investment into the properties they currently own in the downtown, however, the properties need to generate revenue to be self-sustaining. Mr. Reinders indicated that he approached the Plan Commission several months ago with a conceptual proposal for mini storage sheds which could be leased to individuals for storage needs. Numerous residents then approached him and expressed excitement and interest in the possibility of the storage units becoming a reality. Mr. Reinders expressed his surprise to find out that the Board of Trustees adopted a resolution initiating the rezoning process for the Reinders properties. Mr. Reinders expressed concern that the Commission is creating a new hardship on the properties and it is a dis-service to the community. Three years ago, Wangard Development and Reinders proposed to construct multi-family residential apartments on the properties, but they received negative push back from the community. Ultimately, the proposal for multi-family was withdrawn by Wangard Development. Mr. Reinders stated that he wished he could have been contacted earlier to provide additional input related to the Downtown Master Planning process, because he would have. Taking away the M-1 zoning and re-zoning to B-2 is not the answer.

Rick Reinders was present before the Commission. Mr. Reinders stated that he is the son of Richard Reinders and is authorized to speak on his behalf. Mr. Reinders commented that at one point in time, the Reinders family employed hundreds of employees on the properties in question. Mr. Reinders indicated that he read the citizen survey responses from the recent Downtown Master Plan and most residents are opposed to more multi-family residential use. Mr. Reinders stated the methods that the Village is using to employ the rezoning are underhanded. Mr. Reinders encouraged the Commission to listen to the Village Residents.

Gregg Tidmarsh was present before the Commission. Mr. Tidmarsh stated that he is opposed to the rezoning the Reinders and Kanavas properties. Mr. Tidmarsh commented that he is unsettled that

the village's oldest property owners are being treated in this way. A bird in the hand is worth more than two in the bush, please work with the Reinders to keep them for many years to come.

Rick Fronberry was present before the Commission. Mr. Fronberry apologized to the Commission for he would have had a prepared statement, but only recently found out the Commission would accept public comment at the meeting. Mr. Fronberry does not feel the property should be so quickly rezoned and against the desire of the owners. Mr. Fronberry noted that the 2007 Village Comprehensive Plan was very well done. Both the Comprehensive Plan and surveys from the current Downtown Master Plan indicate that residents do not wish to have additional multi-family housing. Mr. Fronberry stated that due to the speed which the Village is moving to rezone the properties, he feels there must be something "up". As a longtime resident of Elm Grove, Mr. Fronberry commented that he remembers many different uses which took place on the Reinders properties. Mr. Fronberry stated the he hopes the Plan Commission has had the opportunity to review the previous Downtown Master Plan to see what was identified as the preferred uses on individual parcels.

Jim Koleski was present before the Commission. Mr. Koleski noted that speaking from a rezoning standpoint, anytime someone has asked for a rezoning, it takes a bit of time to complete. There is comment sought from the neighbors adjacent to the properties proposed to be rezoned. He stated he views this specific rezoning to be rushed and inconsistent with previous rezoning efforts. Mr. Koleski asked the Plan Commission to slow down and encourage a well thought out process.

Attorney Brad Dagen was present before the Commission on behalf of George Kanavas. Mr. Dagen asked the Commission on behalf of Mr. Kanavas to consider tabling the item in order to have a discussion with the property owners. He commented that he feels the Commission is rushing this decision. Mr. Dagen noted that Mr. Kanavas is heavily invested in Elm Grove, and has a significant portion of his clients living within the Village. Mr. Dagen stated he hopes the Commission will consider engaging the property owners of the parcels in question.

Betsy Haushalter was present before the Commission. Ms. Haushalter stated that she is concerned the rezoning is being ram rodded trough far too quickly. She noted that she only heard about this item four days ago.

President Palmer asked if there was anyone else in the audience who would like to provide comment. Seeing none, the Plan Commissioners were asked to provide comment.

President Palmer clarified the Village Board of Trustees acted to direct staff to initiate the rezoning of the properties in question by adoption of a resolution directing staff to do so. It was noted the properties are designated as mixed-use development in the 2007 Comprehensive Planning document. What is being asked of the Commission now, is to make a recommendation that the Board of Trustees should continue to consider the rezoning from M-1 to B-2.

Mr. Reinders commented that he has no problem with B-2 zoning, as long as storage is included into the B-2 zoning district as a specified use.

President Palmer noted that Mr. Reinders comment is a strong suggestion and well heard.

Attorney de la Mora noted that but for significant investment the Village took to mitigate flooding issues in the downtown area, a portion of the Reinders property would still be located within the floodplain.

Mr. Michalski motioned to recommend the Village Board of Trustees rezone the parcels identified as EGV 1106038, EGV 1106039, EGV 1106997001, EGV 1106997002, and EGV 1106997003 from M-

1 Limited Manufacturing District to B-2 Local Business District pursuant to §335-75 through §335-80.
Mr. Jodie seconded. Motion carried 6-0.

3. Other Business

None.

4. Adjournment

Mr. Jodi motioned and Mr. Long seconded to adjourn the meeting. Motion carried 6-0.

Meeting adjourned at 8:40 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager