

**PLAN COMMISSION
MEETING MINUTES
Monday, October 5, 2020**

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

1. Roll Call.

Present: (In person) President Palmer, Mr. Long, Mr. Cashin, Mr. Kujawa, (Virtual attendance) Mr. Reineke, (Virtual attendance) Mr. Jodie

Absent: Trustee Michalski

Also: Thomas Harrigan, Zoning and Planning Administrator/Assistant to the Village Manager, Hector de la Mora, Village Attorney, Applicants and members of the public.

2. Review and act on meeting minutes dated 9/14/20 and 9/24/20.

Mr. Cashin motioned to approve the September 14th meeting minutes as submitted and Mr. Long seconded. Motion carried 6-0.

Mr. Long motioned to approve the September 24th meeting minutes as submitted and Mr. Cashin seconded. Motion carried 6-0.

3. Review and act on a request for a demolition permit for a single family residential home located at 14440 Woodlawn Circle pursuant to §106-11 to §106-14.

Michael DeMichele, of DeMichele Company, was present before the Commission via video conferencing.

President Palmer asked is there have been any changes or modification to the demolition application since it was originally submitted.

Mr. DeMichele stated that nothing had changed.

Mr. Jodie asked what the primary reason is for requesting approval for the demolition of the home.

President Palmer highlighted the demolition request letter which states the desire of the property owner is to construct a new home for their son at a later date. If for some reason, this will not be a possibility, the property would be sold as a buildable lot for a new single family home.

Attorney de la Mora asked Mr. DeMichele if he could describe his role as representative of the property owner.

Mr. DeMichele stated that he is a developer and licensed architect. He is serving as a consultant overseeing the demolition application process for the property owner.

Attorney de la Mora asked Mr. DeMichele if he is familiar with the Village Code of Ordinances, *§106-15 Demolition Principals*. Specifically, whether Mr. DeMichele or his clients have considered and sufficiently addressed the following:

§106-15A Whether, in cases where demolition is for the purpose of facilitating new construction, due and fair consideration has been given to the feasibility of preserving and continuing the use of the existing building.

Mr. DeMichele stated that he and his client have walked through the existing home extensively, and based on the existing floor plan and layout, it is their opinion that it would not be feasible to renovate and preserve the home. This is largely due to the outdated floor plan, which has odd room configurations on the first and second floor. Also, the design and style has become functionally obsolete, especially when compared to the existing homes in the neighborhood. Additionally, the existing HVAC equipment, and plumbing system of the home is unable to adequately perform.

Attorney de la Mora asked if a cost benefit analysis has been conducted, in consideration of renovating the existing home.

Mr. DeMichele stated a formal cost benefit analysis has not been completed, however due consideration has been given to the possibility of renovation.

Attorney de la Mora asked how Mr. DeMichelle would demonstrate to someone who knows nothing about home renovations, that this home should be classified as debilitated.

Mr. DeMichele stated that residential real estate is not his specialty. His business focusses mostly on commercial development. Therefore, he is unable to provide a good answer. However, being an architect and having walked the property first hand, it would seem obvious this home is too far gone for any possibility of preservation and the continuing of use.

§106-15B Whether the end result of the applicant's project including demolition and new construction, if any, will devalue adjoining properties by unreasonably altering the character of the neighborhood.

Attorney de la Mora asked if the intent of the applicant is to create more greenspace for the surrounding neighborhood.

Mr. DeMichele stated that once the house is demolished, the property would be restored with minor landscape improvements and would remain as greenspace until such time it is determined if redevelopment is feasible.

Attorney de la Mora inquired on the anticipated timeline for new home construction.

Mr. DeMichele stated that information has not yet been shared with him.

Attorney de la Mora asked what the applicant intends to do with the north end of the property.

Mr. DeMichele stated that since the north end of the property is heavily vegetated, the area would remain untouched.

§106-15C Whether the end result of the applicant's project including demolition and new construction, if any, will be detrimental to the public interest.

Mr. DeMichele explained removal of the existing home will not be detrimental to the public interest because removal of the dilapidated structure would allow for improved landscaping as an enhancement to the neighborhood.

§106-15D Whether the existing building is in such deteriorated condition that it is not structurally or economically feasible to preserve or restore it.

Again, Mr. DeMichele explained his rationale associated with §106-15A.

Attorney de la Mora stated that the Indian Hills Home Owners Association has already approved of the home demolition as indicated in the approval letter submitted with the application materials. Attorney de la Mora asked if Mr. DeMichele could describe the process for the Indian Hills Home Owners Association to provide approval.

Mr. DeMichele indicated that it was the homeowner who initiated the Home Owners Association approval. Therefore, he is unfamiliar with the approval process. Mr. Jodie commented that the home appears to be structurally inadequate, with an overly wet basement.

Mr. DeMichele stated that everything with the home is in a deteriorated state to some degree.

No other person requested an opportunity to speak about or to oppose the issuance of a demolition permit of the subject home.

President Palmer motioned to approve the demolition permit application pursuant to §106-11 to §106-14. Mr. Kujawa seconded. Motion carried 6-0.

4. Review and act on a request for a change of use and plan of operation for Vantage Financial pursuant to §335-85 for a Brokerage (stock, mortgage and other financial services), pursuant to §335-22A(9) located in the B-1 Local Business District at 13230 Watertown Plank Road.

Jesse Niederbaumer, of Vantage Financial, was present before the Commission via Zoom video conferencing.

President Palmer asked Mr. Niederbaumer if anything in his application materials has changed since it was originally submitted.

Mr. Niederbaumer stated that nothing has changed.

President Palmer asked if the proposed exterior alterations to the building have been scheduled for building board review.

Mr. Harrigan stated the building alteration plans will be reviewed by the Village building Board on October 6th.

President Palmer commented that many people currently use the parking lot of the existing business during the evening hours. President Palmer inquired if Mr. Niederbaumer is considering allowing this use of the parking lot to continue, noting that he is not advocating for the continuation, but simply inquiring.

Mr. Niederbaumer stated that he is aware of people utilizing the parking lot after hours, and would be willing to allow this use to continue.

Mr. Long inquired what the purpose of the overhead door on the west elevation is intended to serve.

Mr. Niederbaumer explained that during this era of COVID-19, offices are scrambling to create alternative places to meet with clients in an open air and ventilated type setting.

Mr. Reineke asked if Mr. Niederbaumer is aware of any environmental due diligence already completed on the property. Specifically, if Mr. Niederbaumer is aware of any continuing obligations as it related to contaminated soils.

Mr. Niederbaumer confirmed he is aware that a Phase One Environmental Site assessment has already been completed for the site, and there may have also been a Phase Two completed.

President Palmer stated Mr. Niederbaumer will need to check with the WDNR to verify the new plans and change of use will not cause any issues.

President Palmer asked Mr. Niederbaumer if he has a general timeframe in mind for completion of the building renovation and starting operations.

Mr. Niederbaumer stated he anticipated construction will begin sometime after the first of the year.

Mr. Long motion to approve the change of use and plan of operation for Vantage Financial pursuant to §335-85 for a Brokerage (stock, mortgage and other financial services), pursuant to §335-22A(9) located in the B-1 Local Business District at 13230 Watertown Plank Road. Mr. Cashin seconded. Motion carried 6-0.

5. Other Business

President Palmer inquired if the Commission would have any objections to holding the regularly scheduled Plan Commission meetings at 6:00 P.M., rather than at 7:00 P.M. All preferences should be emailed to Mr. Harrigan.

6. Adjournment

Mr. Long motioned to adjourn, seconded by Mr. Cashin, Motion carried 6-0. Meeting adjourned at 7:51 P.M.

Respectfully Submitted,

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