

1. **Call To Order:** Rich Heidel called the meeting to order at 5:35 pm.  
**Roll Call:** Bob Ross, aye; Peter Burkel, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.
2. **Verify/Modify/Approve Agenda**  
**Motion by** Rich Heidel, **Second by** Bob Ross to approve the Planning & Zoning Commission agenda as presented. All in favor. None opposed. Motion carried.
3. **Approval Of Planning & Zoning Minutes: December 10, 2014:**  
**Motion by** David Johnson, **Second by** Jeff Ambrosius to approve the December 10, 2014 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment On Non-Agenda Items:**  
None.
5. **Consider 14 Lot Residential Subdivision Preliminary Plat, parcels HB-770, HB-771-3:**  
The Commission previously considered the proposed preliminary plat in December, 2014. The Village Board after consideration approved a motion to have the Planning and Zoning Commission review it further after several amendments were recommended. Staff review of the amended preliminary plat identifies the recommended amendments have been provided and the plat complies with the R2R-Rural Residential zoning district requirements. Further the documented wetland features have no impact on the areas where houses would be developed. The CSM was also discussed and how it relates to the proposed plat. The zoning will eventually have to be changed to accommodate the plat and CSM.  
**Motion by** Rich Heidel, **Second by** Bob Ross to suspend Robert's Rules of Order to allow the public to speak. All in favor. None opposed. Motion carried.  
Several family members spoke opposing the development stating that they would like the lot sizes to be minimum 2 ½ acres. A neighboring farm is concerned with the placement of the road to access the subdivision. It is directly across from his barn. He is concerned of the effects that the lights will have on his cows from vehicles as they exit the subdivision. There was also discussion of the required amount of land that the County requires to install a septic system. It was determined that the County requires 20,000 square feet minimum lot size.  
**Motion by** Rich Heidel, **Second by** Tom Dennee to approve the 14 lot residential subdivision preliminary plat for Francis Burkel as modified and as presented to the Commission including 7 conditions that staff has proposed. Bob Ross, Rich Heidel, Dave Dillenburg, Jeff Ambrosius, Tom Dennee and David Johnson approved the motion. Peter Burkel opposed the motion. Motion carried 6-1.  
**Motion by** Rich Heidel, **Second by** David Johnson to return to regular session. All in favor. None opposed. Motion carried.
6. **Consider CSM, N. Overland Rd., Part of HB-771-3:**  
The CSM hinges on final approval of the proposed Cross Country Plat. CSM will be brought back to the Commission in February for consideration.
7. **Consider Non-Metallic Mining Reclamation Permit Transfer and Modification, HB-690, 700 Block Trout Creek Rd:**  
In 2007, the Village approve and granted a non-metallic mining reclamation permit to Nelson Trucking, Inc. for the property at HB-690, located in the 700 block of Trout Creek Rd. The approved reclamation plan proposed to reclaim the property for future residential development including platting this land for residential use. Additionally, state administrative code rules require proof of Financial Assurance to be provided to the administering agency to ensure completion of the

reclamation permit prior to granting said permit. In 2014, as Nelson Trucking neared the end of the mining operations, the land was sold to Chad Roffers who is pursuing the residential development aspect of this land. Lee Nelson, Nelson Trucking, Inc., desires release of the Financial Assurance posted. However, the Village cannot, by ordinance and State Administrative Code, release the Financial Assurance until the reclamation plan has been completed. However completing the reclamation requires securing final plat approval and meeting the reclamation measures as provided in the approved plan. Grading and re-vegetation of this property prior to installation of subdivision improvements will result in “redundant” costs, as any grading, distribution of topsoil and re-vegetation that takes place prior to subdivision development will be undone in the course of subdivision development. The Village could leave the permit open and transfer it to Chad Roffers and collect a sufficient amount of Financial Assurance from Mr. Roffers. Mr. Roffers would like to have the opportunity to collect a couple of bids for reclaiming the site. This will be brought back to the Commission for the February meeting.

**8. Zoning Administrator’s Report:**

January 15, 2015 at 9:00 a.m. the ground breaking will take place for Hobart Crossing in the Centennial Centre development.

Also on January 15, 2015 will be the kickoff meeting for the re-write of the Village Comprehensive Plan. This will be held at Hillcrest School at 6:30 p.m.

**9. MEETING ADJOURNMENT:**

**Motion by** Tom Dennee, **Second by** Jeff Ambrosius to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 7:30 p.m.