



# VILLAGE OF KIMBERLY

## Plan Commission

### Minutes

Tuesday, December 17, 2019

Chairman Kuen called the meeting to order at 6 pm. Commissioners present were Trustee Mike Hruzek, Dean Schiesl, Norb Karner, Todd Schneider, Duane Biese and Wendy Vander Zanden. Also in attendance was Danielle Block, Village Administrator and Brad Werner, Village Engineer.

Motion by Karner, second by Biese to approve the minutes of the November 19, 2019 Plan Commission meeting. Approved unanimously.

**Item 3.** Chairman Kuen introduced Item 3, a Certified Survey Map dividing 415 N. Sidney St. to its original two parcel footprint. Discussion ensued regarding past history with combining the property to allow an accessory building to be erected on the south vacant parcel because the zoning ordinance does not allow an accessory building to be placed on a parcel without a principal structure. Mr. Kercher, property owner, advised the intent of the CSM is to provide the flexibility to sell the parcels independently if needed.

Dannhoff offered discussion regarding Village expectations if the CSM is recorded and a house is not built within the time frame proposed as a condition of approval. Mr. Kercher advised his intent is to build a house on the south parcel himself if the parcel does not sell within the time period established by the recommended conditions.

Motion by Karner, second by Vander Zanden to recommend approval of the proposed Certified Survey Map conditioned that the south parcel be made compliant within two (2) years of the recording date of the CSM. If a building permit is secured for constructing a new single family house on the south parcel within these two (2) years, the new house must be completed and occupancy approval obtained from the Village within one (1) year of permit issuance. Approved unanimously.

**Item 4.** Chairman Kuen introduced Item 4, Site Review for converting Liberty Hall, 800 Eisenhower Dr., to a Steins Garden & Home Center. Chairman Kuen asked Dannhoff if there were aspects of the proposed plans that require discussion. Dannhoff advised a review was conducted for conformance to both the Zoning Ordinance and Industrial Park Covenants. The review identified compliance with the Zoning Ordinance, and areas where the Village Board may need to approve deviations from the covenants. Those areas being the location of the dumpsters, the chain link fence with vision slats at the west side of the site, and landscaping.

After discussion, the Plan Commission agreed the proposed dumpsters within the southwest area of the fenced enclosure are positioned for optimal use and access and the Industrial Park Covenants require dumpsters to be enclosed by a solid wall. The Commission also agreed the proposed chain link fence with vision slats along the west side of the site should also be recommended for approval, as it will provide visual screening for the west abutting property and Carter Ct.

The Commission inquired if the outdoor retail area required screening. Dannhoff offered the covenants do not appear to be crafted for the retail industry, rather they appear to be written for general industry and businesses. The Commission concurred the outdoor retail area did not need further screening.

Dannhoff then inquired if further detail was desired for a landscaping plan. The Commission expressed the renderings provided demonstrate an acceptable approach to be employed by the applicant.

Motion by Vander Zanden, second by Karner to approve the conversion site plan subject to providing a dumpster enclosure meeting the Industrial Park Covenants to be verified by staff. Approved unanimously.

**Item 5. Existing Business.** The Commission inquired on the status of the old McDonalds property (on Maes Ave. in front of Shopko,) last used as an oriental restaurant. Administrator Block advised the property has been sold, presumably for a different oriental restaurant.

**Item 6. New Business.** Administrator Block informed the Commission the Kimberly Economic Development Organization and Community Development Association are holding a joint meeting at 6 pm on Wednesday, December 18 and outlined the topics of discussion.

**Item 7. Adjournment.** Motion by Karner, second by Vander Zanden. Passed unanimously at 6:33 pm.

Respectfully submitted;

Allyn Dannhoff  
Director of Operations