



# VILLAGE OF KIMBERLY

## Plan Commission

### Minutes

Tuesday, July 30<sup>th</sup>, 2019

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

Motion by Karner, second by Vander Zanden to approve the minutes of the May 21, 2019 Plan Commission meeting. Approved unanimously.

**Item 3.** Chairman Kuen introduced item 3 -- architectural review, discussion and recommendation to the Village Board for a zero lot line duplex proposed in Papermill Estates. The Commissioners expressed concern with the lack of stone or brick that had been employed in previous buildings to break up the horizontal vinyl siding on the body of the duplex. After reviewing restrictive covenant 4.c., the Commissioners opined the intent of this covenant was to both eliminate the majority of the front façade from being horizontal lap siding and to promote the use of differing materials to develop architectural appeal through the use of differing materials. The Commissioners noted that while the gable siding is a cedar style siding, it is vinyl, which would violate covenant 4.c. prohibiting 100% vinyl siding on the front façade.

Motion by Dean Schiesl to recommend denial of the proposed front elevation because it is the Plan Commission's determination that the proposed elevation is 100% vinyl, which is prohibited by the restrictive covenant. Second by Karner. Motion passed unanimously.

**Item 4.** Chairman Kuen introduced item 4 -- a pre-view of conceptual plans for a Planned Unit Development on lot 43 of the Rivers Edge subdivision. The Commissioners commented the proposed building elevations are attractive and expressed a liking for the spacing of the units and the mixture of single family and duplex units.

The Commissioners instructed staff to advise the developer once a plan is approved, there is to be no deviation from the building elevation styles or number of units without further review by the Plan Commission/Village Board. Staff informed the Commissioners that the developer understands the plan approval obligations, as well as the relationship between the number of units and quality of the units in relationship to meeting the Developer Agreement proforma requirements.

**Item 5, Existing Business.** Chairman Kuen provided updates on the progress being made with the new John St. Park and future steps for completing Treaty Park. He also provided an overview of the conditions of sale and the new owner's vision for the former paper mill clubhouse.

**Item 6, New Business.** Director Dannhoff advised there was a recent request for a residential driveway wider than 30 feet and sought the Commission's opinions and insight. A resident is requesting a driveway the same width as the 3-stall garage he is constructing to allow easier access to the 3<sup>rd</sup> stall and reduce vehicle jockeying due to multiple drivers in the household.

Discussion ensued on the conveniences and consequences of wider driveways. The Commission directed Dannhoff to allow the requested 3-stall driveway width, and to draft ordinance revisions in the future providing for 3-stall garage width driveways, while also incorporating a recommended maximum width. The Commission requests research be conducted comparing other communities' ordinances.

**Item 6. Adjournment.** Motion by Karner Vander Zanden, second by Vander Zanden. Passed unanimously at 7:03 pm.

Respectfully submitted;

Allyn Dannhoff  
Director of Operations