



**ROUTINE ITEMS TO BE ACTED UPON:**

1. **Call to order/Roll Call** - The meeting was called to order by Rich Heidel at 5:30 pm. Dave Dillenburg, David Johnson, John Rather, Bob Ross, Rich Heidel were present. Tom Dennee was excused.

2. **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify the open meeting law agenda requirements and approve the agenda as presented MOTION: Ross SECOND: Johnson VOTE: 6-0

3. **Approval of Minutes of the April 10<sup>th</sup> 2024 meeting** – MOTION: Johnson SECOND: Ross VOTE: 6-0

4. **Public Comment on Non-Agenda Items** - None

**ACTION ITEMS**

5. **DISCUSSION AND ACTION – Election of Commission Chairperson and Vice-Chairperson** – Village Ordinance requires that the Village President (Heidel) serve as chairperson of the Planning and Zoning Committee. ACTION: To nominate Dave Dillenburg as Vice-Chairperson MOTION: Heidel SECOND: Ambrosius VOTE: 5-0-1 (Dillenburg abstained)

6. **DISCUSSION AND ACTION - Consider Preliminary Plat for Sanctuary Estates Subdivision, Parcel HB-353, 1300 Block of S. Pine Tree Road** - Lexington Homes, Inc. is proposing a 23-lot subdivision in the 1300 Block of S. Pine Tree Rd. (parcel HB-353). Todd Gerbers (Director of Planning and Code Compliance) presented an overview of the proposal. An email from Ben Manders (1439 Lear Lane), questioning the connectivity and sidewalks in the subdivision, was presented to the Commission and entered into the record. ACTION: To approve the preliminary plat MOTION: Johnson SECOND: Ambrosius VOTE: 6-0

7. **DISCUSSION AND ACTION - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Sections 295-30 (R-1: Residential District), 295-42 (R-2: Residential District), 295-55 (R-3: Residential District), 295-68 (R-4: Single and Two-Family Residential District), 295-174 (ER: Estate Residential District), and 295-187 (R-2-R: Rural Residential District) of Chapter 295 (Zoning) relating to conditional uses** - Village Staff has recently received an inquiry to locate a Community Living Arrangement facility within the Village. Wisconsin State Statutes require that a municipality shall make a procedure available to enable such facilities to request permission to be located within residential zoning districts. When reviewing the state statutes and the Village's existing zoning code, it was noticed that the Village is not in compliance with state statutes relating to potential placements of "community living arrangement" facilities. Gerbers reviewed the proposed changes, which will go to the Village Board for a Public Hearing on June 4<sup>th</sup>. ACTION: To recommend the modifications and amendments be approved by the Board MOTION: Ross SECOND: Johnson VOTE: 6-0

8. **DISCUSSION AND ACTION - Consider a Conditional Use Permit for a residential based wellness facility for substance and alcohol addiction residents located at 4735 Fonda Fields Ct., HB-2485 & HB-2492** - Summit Behavioral Health, LLC (Green Bay Recovery Center) is proposing to purchase the property located at 4735 Fonda Fields Ct., (HB-2485, HB-2492, & HB-2493) and operate a residential based wellness facility for substance and alcohol addiction residents at this location. The parcels HB-2485 & HB-2492 are currently zoned R-1: Residential and parcel HB-2493 is currently zoned B-1: Community Business District. Such a facility is only allowed in the R-1: Residential zoning district as a Conditional Use Permit (CUP). The Village Board will hold a Public Hearing on the proposal at its June 4<sup>th</sup> meeting. ACTION: To suspend the rules

and allow public comment MOTION: Heidel SECOND: Dillenburg VOTE: 6-0. John Flangan (Summit VP of Development) addressed the Commission on the proposal. Members of the audience had several questions and comments directed to Flanagan and the Commission. ACTION: To return to regular order MOTION: Heidel SECOND: Dillenburg VOTE: 6-0. ACTION: To recommend the Village Board deny the CUP application MOTION: Rather. Motion died for lack of a second. ACTION: To recommend the Board approve the CUP with a number of modifications to the Permit relating to the sale of the property and the vehicular and pedestrian traffic MOTION: Heidel SECOND: Dillenburg VOTE: 2 in favor (Heidel, Dillenburg), 1 opposed (Rather), 3 abstained (Ross, Ambrosius, Johnson). Motion failed ACTION: To make no recommendation on the proposal to the Board with a number of modifications to the Permit relating to the sale of the property and the vehicular and pedestrian traffic MOTION: Heidel SECOND: Ross VOTE: 5-1 (Rather opposed).

**9. ADJOURN (7:43 PM) –** MOTION: Heidel SECOND: Ambrosius VOTE: 6-0

Respectfully submitted by Aaron Kramer, Village Administrator