



VILLAGE OF KIMBERLY

Plan Commission

Minutes

Tuesday, August 20, 2019

Chairman Kuen called the meeting to order at 6 pm. Commissioners present were Trustee Mike Hruzek, Dean Schiesl, Norb Karner, Todd Schneider, and Duane Biese. Wendy Vander Zanden was absent and excused.

Motion by Karner, second by Schneider to approve the minutes of the July 30, 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. Commissioners expressed an appreciation for the masonry that was added around the door to satisfy the intent of the development architectural covenant regarding horizontal vinyl siding.

Motion by Karner to recommend approval of the proposed zero lot line duplex. Second by Biese. Motion passed unanimously.

Item 4. Chairman Kuen introduced item 4 – proposed amendments to Papermill Estates architectural covenants geared toward clarifying the intent of covenant 4.c. addressing the amount of vinyl siding on the front façade. A question was raised if stone or brick impressions could be allowed in the provision requiring a stone or brick element on the front elevation.

Motion by Karner to amend the proposed amended covenants to allow vinyl stone or brick impressions to satisfy the brick or stone component. Second by Schiesl. Motion passed unanimously.

Discussion then ensued on the prohibition of 100% horizontal vinyl siding below the roof line. Rich Van Sistine offered “below the roof line” could be stricken. After some conversation there was a recognition if that language was stricken, any wall surfaces within the roof system could be horizontal vinyl siding. The Commissioners and Mr. Van Sistine agreed it was not the intent to allow or use horizontal siding on wall surfaces above roof eave lines.

Motion by Schiesl to add a covenant provision “Front elevation gables must be of materials other than horizontal vinyl siding.” Second by Karner. Motion passed unanimously.

Item 5. Chairman Kuen introduced item 5 – proposed draft replatting 8 parcels of Papermill Estates into 6 parcels. Rich Van Sistine offered background for the proposal. Commission discussion supported the proposal knowing the replat will not impact the developer agreement performance requirements. While the plat is only a draft concept, a motion and vote was taken to give Mr. Van Sistine confidence in going forth with the formal Plat approval process.

Motion by Schneider to approve the replat concept for Papermill Estates to consist of 6 parcels. Second by Karner. Motion passed unanimously.

Item 6. Existing Business. None.

Item 7. New Business. Director Dannhoff brought two topics to the Commission for discussion and direction.

1. Front Yard Parking. Dannhoff gave the background for this topic related to a residence on N. Washington St. Discussion ensued regarding the pros and cons of allowing front yard parking, when and where it might be and not be acceptable. A show of hands revealed the Commission was split on this topic. Further discussion identified there may be cases where this type of parking might be acceptable if a hardship can be approved.

Motion by Schneider to allow front yard parking if a hardship can be demonstrated.
Second by Karner. Approved 4-2.

The Commission directed Dannhoff to prepared recommended ordinance provisions providing a process for Plan Commission review and approval of front yard parking.

2. Residential Garage sizes. Dannhoff provided background on present garage size limitations for single and two family homes. Attached garages are limited in size only as provided by zoning district setbacks and detached garages are limited to 30% of the rear yard. Dannhoff gave examples where attached garages could be significantly larger than the dwelling and where detached garages could be larger than standard 3-stall garages. Discussion ensued on what is desired in our residential neighborhoods in regards to garage to house proportions. The Commissioners agreed the focal point of any residence should be the dwelling, not the garage. The Commissions could relate to examples in the community where a garage is disproportionate in size to the dwelling.

The Commission directed Dannhoff to prepare recommendations for their review and consideration.

3. An inquiry was made about the Stop and Go Lights at the intersection of Maes and Lincoln. Commissioners inquired if there was direction given to turn them off and put stop signs on Lincoln and the Shopko driveway, or to leave as is since the lights are controlled with sensors activating the lights to give vehicles at Lincoln or the Shopko driveway a green light when present. In absence of this, Maes Ave is continuously green.
4. An inquiry was made if there was any knowledge if the railroad will be improving the crossing on Railroad St. Observations of the need or concern were shared. Dannhoff advised he would reach out to his CN contact to make an inquiry.
5. Dannhoff provided information regarding remaining storm damaged tree cleanup activity. A contractor has been engaged to remove many trees and many hanging limbs.

Item 8. Adjournment. Motion by Karner to adjourn, second by Schiesl. Passed unanimously at 6:42 pm.

Respectfully submitted;

Allyn Dannhoff
Director of Operations