



MINUTES OF PLAN COMMISSION MEETING

DATE: Wednesday, February 2, 2022

TIME: 6:00pm

LOCATION: Combined Locks Civic Center,
Council Chambers, 405 Wallace Street

MINUTES

- A. Call to order:** Meeting called to order by Chairman Al Leicht at 6:00pm.
- B. Present:** Plan Commission members present – Leicht, Vander Zanden, Menting, Maynard, Mulry, Weyenberg, and Heckner (via telephone). Members absent – none. Village staff present – Administrator Shampo-Giese. Others present – Chad Shea of Riverview Ridge Place Development, Joel Ehrfurth of Mach IV Engineering, and Trish Nau of East Central Regional Planning Commission (arrived at 6:30pm).
- 1. Review and consider approval of minutes from 12/01/21 meeting:** J. Weyenberg made a motion to approve the minutes. K. Heckner seconded the motion, and it passed unanimously.
 - 2. Review and consider recommendation to approve preliminary plat for a Planned Unit Development on Wallace Street between St. Paul's Church and the Villas of Combined Locks:** Chairman Leicht reminded the commission members of the direction given to Mr. Shea in September 2019 and referenced the 09/25/19 meeting minutes. Mr. Shea and the commission members reviewed the details about the proposed Planned Unit Development which consists of 32 single-family style homes with a maximum footprint of 2500 square feet. Size of the homes, sidewalks, yard setbacks, storm water management, required radon systems, access to adjacent property, covenants and home owner association, and style options for the homes were discussed. J. Weyenberg made a motion to recommend approval of the Riverview Ridge Place preliminary plat. C. Vander Zanden seconded the motion, and it passed unanimously.
 - 3. Review and consider recommendation to approve an extraterritorial plat at the southeast corner of DeBruin Road and CTH CE in the Town of Buchanan:** Mr. Ehrfurth presented the details of the extraterritorial plat known as the Wolfinger Estates. It is located to the east of the Coonen Subdivision and consists of 204 single-family residential lots. Roadways will align with Rusch Drive and Coonen Drive on the Combined Locks side of DeBruin Road. There are tentative plans to install sidewalks and/or a bike lane on DeBruin Road but not on the other roads in the subdivision. Mr. Ehrfurth stated that he understands that DeBruin Road will be lowered when it's time for the two communities to reconstruct it, and plans for house elevations reflect that change in elevation. T. Mulry made a motion to approve the extraterritorial (preliminary) plat. J. Maynard seconded the motion, and it passed unanimously.
 - 4. 2045 Comprehensive Plan Updates – Finalize vision statement and other information for Transportation and Mobility Chapter:** Commission members reviewed a revised vision statement crafted by K. Heckner and agreed to use it. A suggestion was made to move the key indicators image/information to the front of each chapter.

- 5. 2045 Comprehensive Plan Updates – Review and draft revisions to Community Facilities, Technology, & Utilities Chapter, including maps:** Commission members provided revisions to the chapter and discussed the content of the chapter.

- 6. Other general business and information for future meetings**
 - a) CSM to separate detention pond from neighboring properties:** The Administrator explained that the Village Board has agreed to purchase the land used for the Hidden Ridges Subdivision Detention Pond. A certified survey map is being drafted to divide the property.

- 7. Schedule next meeting:** The next meeting was scheduled for 6:00pm on Wednesday, March 2, 2022.

- 8. Adjourn:** C. Vander Zanden made a motion to adjourn the meeting at 7:40pm. T. Mulry seconded the motion, and it passed unanimously.