

**VILLAGE OF NORTH PRAIRIE
PLANNING COMMISSION MINUTES
February 11, 2025, at 6:30 P.M.
NORTH PRAIRIE VILLAGE HALL- 130 NORTH HARRISON STREET**

1. Call to Order – President Hall called the meeting to order at 6:31 pm.
2. Roll Call – Present: Commissioner Tim Paulson, Commissioner Mike Schreiber, Commissioner Al Mull, Commissioner Mike Radomski, Commissioner Dave Stellpflug, Village President Deborah Hall, Village Trustee Dave Schroeder, Administrator/Clerk/Treasurer Evelyn Etten.
3. Pledge of Allegiance was recited.
4. Confirmation of Proper Notice of Meeting – Administrator Etten confirmed proper notice of meeting.
5. Public Comment – No action will be taken. **Motion to open public comment by President Hall, second by Trustee Schroeder, motion carried.** No public comments. **Motion to close public comment by President Hall, second by Trustee Schroeder, motion carried.**
6. Approval of December 10, 2024, Planning Commission meeting minutes - **Motion to approve the December 10, 2024, Plan Commission meeting minutes by President Hall, second by Commissioner Paulson, motion carried.**
7. Discussion: Conceptual Review of Site Plan, Floor Plan and Architectural Review of the Condo for The Glen at Broadlands, 60 units.

Steve Styza, the owner of the property to be developed as The Glen at Broadlands, which is 60-unit high end condominium project, provided updated building designs. Mr. Styza stated John Whalen of Cornerstone Development adjusted the direction of a few condominium buildings. Mr. Styza also provided the following updates:

1. The road in the condominium project will be a private road and the association will be responsible for maintenance and plowing, just like the Eagle's Cove condominiums.
2. The water system will be installed and paid for by the developer. Two-family units will have a "Y" lateral and separate water lines to keep each unit independent. There will be a water easement recorded, which will be like the easement already in place for the Eagles Cove condominiums.
3. An agreement will need to be entered into by the Village relating to the failure of any septic system, like the agreement for Eagles Cove condominiums. The septic systems are shown on the plans as the red boxes.
4. The total assessed value of the 60 units, once completed, will be approximately \$30M;
5. There will be a few three-bedroom units, but most units are two-bedroom units.
6. John Whalen of Cornerstone will be providing a landscape and lighting plan.
7. Stormwater drainage will be all offsite.
8. Current zoning is R3 multi-family residential.

President Hall asked where they were in the approval process of the Broadlands. Commissioner Paulson said that the Broadlands Architectural Control Committee has already approved the conceptual design.

President Hall asked if there was a developer's agreement. She understands they hope to break ground this spring or early summer. Mr. Styza said this development is contemplated in the overall developer agreement for the Broadlands, but it may need to be amended.

President Hall asked if the county would require a separate drainage agreement. Mr. Styza said, no, it's all under the Broadlands PUD agreement.

President Hall asked if the road size is adequate for fire trucks. Mr. Styza said, yes, it is 24' wide.

President Hall asked what needs to be done to move forward with the project. Mr. Styza stated an amendment to the PUD agreement to allow for two-family units and a letter from the Prairie Village Water Trust stating that there is adequate water supply and pressure.

Scott Johnson, Building Inspector asked if the roads will be curb and gutter or ditch and if there are any fire hydrants. Mr. Styza said, ditch and there are two internal fire hydrants and two at each entrance.

Scott Johnson, Building Inspector, suggested that the plans get reviewed and approved by the fire department. Commissioner Paulson agreed that the fire department should review and approve or disapprove of roadways. Mr. Styza agreed that he would get approval on the roadway size from the fire department.

Commissioner Paulson asked how close we are to receiving final plans. Mr. Styza said they are basically done. He requested to be added the March, 2025 Planning Commission meeting where he should have a full packet to present to the commission for approval.

Commissioner Mull summarized what needs to be done before the March Planning meeting:

- 1) Fire Department approval on the roadways
- 2) Letter from the Water Trust stating that the water capacity is adequate
- 3) Update PUD to allow for two-family units

Commissioner Schreiber questioned the setbacks. Mr. Styza said they are part of the PUD update.

President Hall wanted it to be clear regarding the septic agreement – in the event of a septic system failure, the Village is responsible for ensuring the property owner replaces it and if the property owner does not do that, the Village will have to replace it and all costs associated with that are billed back to the to the property owner and if unpaid, rolls to their property taxes for payment.

8. Discussion and/or action: Consideration of amendment to Section 7.4.A pertaining to size of detached accessory buildings.

President Hall stated this item is on the agenda due to a request that was made by resident Shane Syzdel to build a large outbuilding on his property, which is located in the downtown area. The discussion and action item are not specifically about Mr. Syzdel's request but are for

the Plan Commissioners to consider reviewing and recommending revising Section 7.4.A of the current zoning code as it relates to the size and location of additional outbuildings for properties located in the downtown area.

Scott Johnson, Building Inspector, stated that a lot of downtown lots don't have the ability to attach a garage to the home due to the lot sizes. Section 7.4.A was designed to allow for an outbuilding without changing the aesthetics of the properties located in the downtown area. Scott said if the commission chose to revise the zoning ordinance, he could provide examples of what other communities have done.

Commissioner Radomski stated that the Plan Commission spent a lot of time in 2017 to calculate the additional outbuilding size allowance, so additions did not dwarf the existing homes.

Commissioner Paulson stated if we make an exception to allow for a 30' x 40' building for this project or consider changing this zoning ordinance to allow for larger outbuildings, it will set a precedence.

Commissioner Stellpflug stated that the current ordinance allows for a 1-1/2 car garage.

Motion by Commissioner Radomski to deny amending Section 7.4.A of the Zoning Code to accommodate anything larger than what is currently allowed by this section, seconded by Commissioner Schreiber, no further discussion, motion carried.

President Hall told resident Shane Syzdel that he could apply for a variance with the Zoning Board and that the Zoning Ordinance explains how to do this.

9. Motion to adjourn: **Motion to adjourn at 7:10 p.m. by, President Hall, second by Commissioner Mull, motion carried.**

Minutes approved by Plan Commission on March 11, 2025.

Attest: Evelyn Etten

Village Administrator/Clerk/Treasurer