

HAMPSHIRE PLANNING COMMISSION

MEETING MINUTES

Date: December 10,2018

Call to Order: The meeting was called to order by Chairman Bill Robinson at the
Hampshire Village Hall at 7:00 PM.

Roll Call: Present- Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel and
Bryon Mroch.

Absent- Aaron Neal

Vacancies-1

Treasurer's report: No Report.

Approval of Minutes: The minutes of the meeting of October 15,2018 were approved, motion by Tim Wetzel, 2ND by Bill Rosseti. Approval was unanimous by voice vote. Motion carried.

Also Present: Mark Schuster, Village Attorney, Julie Morrison, Village Engineer and Village President, Jeff Magnussen, Chris Schroll, resident.

Guests: Daniel J. Olsem,P.E., Crown Community Development, Jim Work, Silverthorne Homes.

Old Business: None

New Business:

1. Public hearing for consideration and recommendation regarding Petition of Hampshire West LLC, et al. for Amendment to the Final Development Plan for Prairie Ridge Development, Neighborhoods "N" and "S" and for amendment to the (Preliminary Development Plans for "i) the Prairie Ridge Development (approved by Resolution No. 05-10 on April 14,2005), for the remainder of that development (except Neighborhood "O"); ii) the

Oakstead Development (approved by Resolution No. 05-11, on April 14, 2005), and iii) the Expanded Tamms Farm Development (approved by Resolution No. 07-15 on March 8, 2007). These amendments if approved would change the minimum front and rear yard size (s) to twenty-five (25') for all lots throughout the Prairie Ridge Development (except Neighborhood "O"), the Oakstead Development, and the Expanded Tamms Farm Development.

Mr. Daniel Olsem, representing Hampshire West, LLC, stated that they are requesting to amend the front and rear set back requirement in certain specified areas of Prairie Ridge Development from 30' to 25'. He also stated that this would not effect lot sizes, side lot set back or total number of lots. The purpose of their request is to accommodate "Ranch Style" homes. Mr. Olsem then introduced Mr. Jim Work of Silverthorne Homes who is the builder for Hampshire West, LLC. to further explain.

Mr. Work first handed out a packet showing the homes they build. He then showed, on a scaled drawing, how a ranch style home encroaches into the set back areas when they are set at 30' and how a lot with 20' setbacks could accommodate a Ranch Style home. Jim explained that besides adding to the home styles that would be available, the housing market shows that Ranch Homes are in high demand due to a lack of availability. He also explained that because Ranch Homes are lower and wider than 2 story homes they have to be wider and deeper. Mr. Work briefly reviewed some of the standard features in their homes including a three car garage, front porch and basement.

Mr. Chris Schroll, resident guest, said that he would build in Prairie Ridge because he wants to stay in Hampshire and can't find an acceptable ranch home.

After a brief discussion a motion was made by Tim Wetzel to close the hearing, 2nd by Bryan Mroch. Motion carried by unanimous voice vote. Hearing closed at 7:26PM.

Ayes: Bill Robinson, Bill Rossetti, Bryon Mroch, Tim Wetzel & Ken Swanson

Nays: None

After a brief discussion the following motion was made by Bill Rossetti. Recommend approval of the petition of Hampshire West LLC. for amendment to the final plans and preliminary plans as detailed on the Agenda dated December 10,2018. Motion 2nd by Tim Wetzel. Motion carried by unanimous voice vote.

Ayes: Bill Robinson,Bill Rossetti,Bryan Mroch,Tim Wetzel and Ken Swanson

Nayes: None

Adjournment: There being no further business the meeting was adjourned at 7:35 PM. Motion by Bryan Mroch, 2nd by Tim Bill Rossetti. Motion carried.

Next Meeting: TBD

Respectfully submitted,

Kenneth Swanson

Secretary/ Plan Commission