

HAMPSHIRE PLANNING COMMISSION

MEETING MINUTES

Date: September 10, 2018

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

Roll Call: Present- Aaron Neal, Bill Robinson, Bryan Mroch and Tim Wetzel.
Absent- Bill Rosseti, Ken Swanson,
Vacancies-1

Also Present: Village Attorney Mark Schuster and Village Engineer Julie Morrison.

Treasurer's report: No report.

Approval of Minutes: A motion was made to approve the Planning Commission meeting minutes of June 25th, 2018 as documented.

Moved: Tim Wetzel

Seconded: Bill Robinson

Ayes: Bill Robinson, Bryan Mroch, Tim Wetzel

Abstains: Aaron Neal

Nays: None.

Motion carried by voice vote.

Guests: Matthew J. Grusecki, Senior Vice President with Northern Builders.
Dan Olsem, Crown Community Development.

Old Business: None.

New Business:

1. **Consideration of Concept Plan for development of certain property to be designated Hampshire Grove Subdivision, located at the southeast corner (80 acres) of Higgins Road and Widmayer Road, pursuant to §7-2-2 of the Village Code.**

Mr. Matt Grusecki introduced himself and provided an outline of the proposed initial 14.7 acre development of the larger 80 acre Hampshire Grove Business Park.

This initial 14.7 acre proposal is to be developed for a Hampshire local business; PetAg Inc., looking to expand their operational facility space while staying in Hampshire.

Mr. Grusecki also provided an overview of the proposed facility's external façade, internal attributes as well as PetAg Inc's projected hours of operation, number of employees and expected daily truck traffic to/from the facility.

Tim Wetzel expressed concern about the expected traffic increase through the single existing ingress/egress road (Flannigan Rd via Gast Rd).

Village Attorney Mark Schuster and Mr. Grusecki advised the Commission of a long term plan already in place which would reroute the Higgins Rd and US Route 20 intersection into an additional road and/or intersection which would address this concern by adding additional access to Hampshire Grove Business Park as development were to continue.

After some further additional discussion, a motion was made to recommend approval of the Concept Plan for Hampshire Grove Subdivision.

Moved: Tim Wetzel.

Seconded: Bryan Mroch.

Ayes: Aaron Neal, Bill Robinson, Bryan Mroch, Tim Wetzel.

Nays: None.

Motion carried by voice vote.

2. Consideration of Amendment to Final Plat for Prairie Ridge Community, Neighborhood O in the Village, to add two additional lots for territory removed from floodplain, pursuant to §7-2-4 of the Village Code.

Mr. Dan Olsem introduced himself and presented the general overview of Crown Community Development's request to include Lots 2 and 3, as noted on the Final Plat of Subdivision, Prairie Ridge – Neighborhood O.

Mr. Olsem states these two lots have been removed from floodplain by LOMR process. Mr. Schuster elaborated upon this process for the board. After a brief discussion on alternate facets of the Prairie Ridge Subdivision, for the benefit of newer members of the Commission, a motion was made to approve the Amendment to Final Plat for the Prairie Ridge Community.

Moved: Tim Wetzel.

Seconded: Aaron Neal.

Ayes: Aaron Neal, Bill Robinson, Bryan Mroch, Tim Wetzel.

Nays: None.

Motion carried by voice vote.

Public Comment: One resident expressed some concern about traffic on White Oak St. between Jake Ln and Stoneshire Ct. and was unsure if the Planning Commission was the right place to ask about traffic control or if he could ask about the concern. He was advised all meetings are public, but to either sign up to speak at a Village Board Meeting, or speak with Village Hall to have the issue added to the Village Board's agenda for a future meeting.

Adjournment: There being no further business, a motion was made to adjourn the September 10, 2018 Plan Commission meeting at 7:40 PM.

Moved: Bill Robinson.

Seconded: Aaron Neal.

Ayes: Aaron Neal, Bill Robinson, Bryan Mroch, Tim Wetzel.

Nays: None.

Motion carried by voice vote.

Next Meeting: TBD

Respectfully submitted,
Bryan Mroch

Acting Secretary / Plan Commission