

Village of Morrice
DDA/Planning commission
Wed 10-15-2020
Meeting Minutes

- I. Call to Order: called the meeting to order at 6:14.
- II. Roll Call: Board members present Jeff Harris, Troy Morrish, Lisa Haring, Beth Andrus, Dave Banker, Bob Dickerson, Bob Peterson. Absent: Lyn Smith
- III. Acknowledgement of Revised meeting location.
- IV. Approval of Agenda: A motion was made by Dickerson and seconded by Andrus to amend the agenda to be a combined DDA/ Planning Commission Agenda. Motion Carried.
- IV. a. Approval of Minutes from July 22, 2020 meeting. A motion made by Dickerson, seconded by Harris to approve the minutes. Motion carried.
- V. Planning Commission Business.
 - a. Public Hearing -Grit Building Contractors LLC Special Use Permit. A motion made by Andrus, seconded by Peterson to Approve the Special Use Permit with recommendations. Recommend approval of Special use Permit subject to Site Plan being approved by the Village Council. Streets to be jointly and severally maintained by all property owners until such time as there has been a dedication and acceptant of the streets by the village. And the Builder pay into the Village sidewalk fund or appropriate account an amount approved by the Village Council to building sidewalk parallel to Morrice Road on the eastern side of the property. Yeas: Harris, Dickerson, Banker, Peterson, Haring, Andrus, Morrish. Nays: none. Motion carried.
 - b. Review Site Plan -Grit Building Contractors LLC. A motion was made by Andrus and seconded by Peterson to Recommend Approval of the Site Plan subject to Special Use Permit being approved by the Village Council. Yeas: Andrus, Haring, Banker, Dickerson, Harris, Peterson, Morrish. Nays: none. Motion Carried.
- VI. DDA Business.
 - a. Financial Report \$117,613.75. of which \$100,000.00 is in a CD at TCF Bank.
 - b. Old Business. Road construction of Main Street has been completed.
- VII. Final Public Comment. None.
- VIII. Adjournment: Motion by Harris, seconded by Banker to adjourn the meeting at 8:15. Motion carried.

Next meeting date: January 20, 2021

Suggested Inclusions for Morrice DDA/PC Minutes from 10-15-2020

- 1.) Motion to amend Agenda to add DDA business to proposed PC Agenda to create joint Agenda, including:

DDA Business:

- Financial Report
- Old Business
- Road Construction

- 2.) During discussion of the PC on the Ridgefield Condo project, the PC discussed AGS's July 17, 2020 Report about conditions not met for Site Plan Review and Special Use Review.
 - A.) As to Section 6.8.2.5.3 (7), the PC discussed the installation of sidewalk parallel to Morrice Road along the property and the 6-26-20 Response Letter from Monument Engineering Group Associates, Inc. to AGS. Discussion covered lack of connecting sidewalks on adjacent properties creating a "sidewalk to nowhere". A sidewalk in that area would be too costly as it would involve crossing a section of wetland and the offered contribution by Grit Builders to the Village's sidewalk fund (or account) in an equitable amount as determined by the Village Council could be better utilized, possibly in other areas of the Village.
 - B.) As to Section 6.8.2.5.3 (8), the PC discussed the location, use and size of open spaces together with landscaping, screening of the property and considered the information provided in the 6-26-20 Response Letter from Monument Engineering Group Associates, Inc. to AGS. A discussion was held about the effect of the proposed lighting, the input provided at the public hearing by owners/residents of two neighboring properties, the presence of existing vegetation, and the suggestion of requiring installation of evergreen trees. The members of the PC concluded that existing vegetation already left on the property was sufficient the development from the limited, neighboring properties.
 - C.) As to Section 6.8.2.5.3 (9), the PC discussed 6-26-20 Response Letter from Monument Engineering Group Associates, Inc. to AGS and comments provided by Grit Builders and their agents regarding signage along Morrice Road being installed near the entrance to the development and were satisfied with zoning ordinance compliance based upon the proposal presented.
 - D.) As to Section 7.1 Subsection 11 (7) and (8), the PC discussed screening of the property as outlined above in the discussion of Section 6.8.2.5.3 (8).
 - E.) As to Section 8.2.5 (6) Group Housing Development Requirement (4) Yards and Other Open Spaces (3) Suitable turning facilities being provided, the PC discussed AGS's concern about traffic circulation plan and 75' turnaround radius. The PC

reviewed the 6-26-20 Response Letter from Monument Engineering Group Associates, Inc. to AGS, a scale diagram of the street complete with measurements of distances and the Fire Chief Guy Hubbard's July 21, 2020 email after reviewing proposed plans. The PC felt that the elbow formed from the turn of the access road provided adequate space for trucks such as garbage, deliver, fire and other emergency vehicles was sufficient. If any such vehicles had to access the relatively short portion of the access road that runs north-south, those vehicles could easily back up a small distance to the bend in the road to turn around and exit the development on the access road connecting to Morrice Road.