

VILLAGE OF EAGLE PLANNING COMMISSION  
MINUTES – MAY 27, 2008

President Spurrell called the monthly meeting of the Village of Eagle Planning Commission to order at 7:00 p.m. Open Meeting Law requirements were confirmed by the Secretary. Roll was taken: Deegan, Couch, Wilkinson, Lisiecki, R. Spurrell – present; Thomas and Thuemling – excused. Also in attendance were David Ferraro, Mark Marzion, and interested residents.

Minutes of the regular meeting of April 22<sup>nd</sup> and special meeting of May 8<sup>th</sup> were reviewed. Wilkinson moved to approve the minutes of both meetings as submitted; Deegan seconded. Motion carried unanimously.

There were no citizen comments.

Business plans submitted by David Ferraro were reviewed. His intention is to operate an insurance agency utilizing one-half of the premises at 101-103 E. Main Street; operation hours would be Monday through Friday, 8:00 a.m. - 6:00 p.m. Design plans were submitted that included three (3) offices, reception area, new bathroom, and a small area for coffee and storage of records. When questioned, Mr. Marzion, owner of the property, verified that the existing septic system is adequate for this type of operation. Moved by Wilkinson to recommend approval of the business plan submitted by Mr. Ferraro to the Village Board; Lisiecki seconded. Under further discussion, Trustee Couch asked Mark Marzion whether he was operating his business at 109 E. Main. Mr. Marzion indicated that he is renting the facility to another mortgage company. As a point of order, Couch indicated that business plans need to be submitted. Motion carried; all in favor.

Pertaining to review/consideration of the Final Plat for Parish Hill, President Spurrell clarified that in the minutes of the August 10, 2006 Village Board meeting, the motion was to approve the final plat as submitted, contingent upon review and submittal of both plans (construction and storm water management) and if either had a bearing on the final plat, the plat would have to be re-submitted. Mr. Marzion is currently working with St. Theresa's to purchase additional land, approximately 2200 sq. ft. required by the State to create a larger radius for the road from Hwy 59. This property would then be deeded over to the State, recorded as a Quit Claim Deed and become a piece of right-of-way. He indicated that he was told by the State that this does not affect or change the final plat. Spurrell stated that in his opinion it does change the construction plan, thus having a bearing on the final plat. From his seat the "final" plat has not been approved; the buying of additional land does affect the plat. Following further discussion questioning the length of time that has transpired, how and where this transaction with St. Theresa's will be recorded, and other procedural aspects, it was concluded that Spurrell will contact the Village attorney for legal clarification/interpretation.

As a follow-up to the letter from Ruckert Mielke, dated August 24, 2007 containing their review of the Construction Plan and Storm Water Management Plan for Parish Hill, discussion followed regarding various items that Mr. Marzion would like to review with the Village:

#1) Sidewalks – Because of the location, it was agreed that the sidewalk requirement could be waived.

#3g) Drainage – Documents of DNR and DOT approval shall be submitted to the Village. Due to construction of the road, the overall storage volume is less during the post-construction than pre-construction. Spurrell reported that the DNR has a newer requirement requiring a retention pond feeding into an infiltration pond, but was not sure whether this would have an affect on the Marzion development.

#4) Signage – Again, because of the location and where it could be placed, it was agreed that a development sign was not necessary.

#6) Grading and Erosion – According to village code, the planting of trees is required, “one tree of an approved species of at least six (6) feet in height for each fifty (50) feet of street frontage”. The plat is heavily wooded. Mr. Marzion stated that there are approximately 200 trees, and he is working with the land to minimize tree removal. Discussion followed. Marzion was directed to let Spurrell know how many trees there are, and how many are being torn down to confirm compliance with the requirement of the ordinance.

#7) Water Main – The proposed water main terminates at the cul-de-sac. There had been earlier discussion to extend the main to the property line, the southern side of the PMC property, for future development in the Industrial Park. Spurrell remarked that with a loop, better water pressure and circulation is obtained. Water Superintendent, Deegan, commented that due to the high cost, the Village is not likely to install the extended main. He also stated there are other locations where the water could be looped if needed, and felt that this would not happen in the near future. Wilkinson agreed replying that if it is not going to happen until 5-10 years from now, why should the developer be responsible. Spurrell would like to see it there, Couch agreed. The majority ruled that the water main would stop at the cul-de-sac.

#### Additional Comments

#1a) Septic Locations – Commission agreed that septic locations be included at the time a building permit is applied for. Discussion followed regarding DOT forms and signatures required, owner vs. applicant. Marzion will contact Andy Maxwell with the DOT to find out how previous developments (Wyndham Fields) were handled.

There being no further business, the meeting adjourned at 8:25 p.m. on a Wilkinson/Deegan motion, carried unanimously.

Respectfully submitted,

Shirley Mealy  
Planning Commission Secretary