

MINUTES

**TOWN OF YORKVILLE
JOINT TOWN BOARD/PLAN COMMISSION
TOWN BOARD ROOM
UNION GROVE MUNICIPAL CENTER
MONDAY, MARCH 26, 2018**

Call to Order

Town Board Chair Peter Hansen called the meeting to order at 6:00 p.m.

Roll Call

The following Town Board members were present: Peter Hansen, Sherry Gruhn and Terrence McMahon. The following Plan Commission members were present: Peter Hansen, Sherry Gruhn, Gary Fink, Douglas Nelson, Barbara Geschke, Robbie Funk and Dan Maurice. Also present were Brian Fonk, Jim Fox, Dan Minton, Yorkville Stormwater Utility District Commission Chair Stephen Nelson, Code Enforcement Officer Terrence O'Brien, Engineer Mark Madsen, Attorney Tim Pruitt, Clerk-Treasurer Michael McKinney and six unidentified attendees.

Approval of Town Invoices

Motion (McMahon, Gruhn) to approve payment of Town invoices as presented in the amount of \$39,714.99, Motion Carried (MC).

Approval of Stormwater Invoices

Hansen noted that no Stormwater invoices were presented for payment.

No formal action was taken by the Town Board on this agenda item.

New and Unfinished Business - Discussion and possible action on all of the following:

Pre-application conference with Brian Fonk regarding proposed subdivision, rezoning and development of the 9.87-acre parcel located at 15941 Durand Avenue (STH 11) (Parcel ID # 018-03-21-26-016-000)

Brian Fonk appeared before the Town Board and Plan Commission to discuss this proposal. He stated that plans for this property include division of the parcel into parcels of approximately 2.25 acres and 7.65 acres, rezoning of the smaller parcel to accommodate multi-family housing, demolition of five buildings, relocation of office space to an existing mobile home unit and construction of a two-story, 8-unit apartment building with two-bedroom apartment units on the smaller parcel. He added that the existing private on-site wastewater treatment system could accommodate the proposed changes. Madsen stated that the plans for this property would need to include the location of floodplains and wetlands. Gruhn questioned whether this type of change would be considered spot zoning. The Town Board and Plan Commission did not have any objections to this proposal based upon this discussion.

No formal action was taken by the Town Board on this agenda item.

Bids for the 2018 65th Court and 59th Drive paving and drainage program projects

Madsen noted that four bids were received for these projects, adding that the low bid for this work was submitted by Payne & Dolan in the amount of \$291,940.00, which is the bid that he recommended the Town Board accept. He stated that these projects will likely begin in May.

Motion (Hansen, McMahon) to approve the bid submitted by Payne & Dolan in the amount of \$291,940.00 for the 2018 65th Court and 59th Drive paving and drainage program projects, MC.

Street-related impact fees for new development

McKinney asked whether, due to damages occurring to Town roads as a result of construction-related activities, the Town should consider implementing street-related impact fees for any new development in the Town. The Town Board opted to take no action on this issue at this time.

No formal action was taken by the Town Board on this agenda item.

Pre-application bonds for requests appearing before the Town Board and/or Plan Commission

McKinney asked whether, due to reimbursements not being received by the Town for unpaid legal and engineering fees related to several recent unsuccessful zoning-related applications, the Town should consider requiring payment of a pre-application bond or deposit for requests appearing before the Town Board and/or Plan Commission upon receipt of a zoning-related application. The Town Board requested that McKinney draft a bond agreement for their review at their April 9 meeting.

No formal action was taken by the Town Board on this agenda item.

Reports

Code Enforcement Officer's Report: O'Brien stated that he has responded to several dog-related complaints in the last few weeks, including a report of a dog bite.

Engineer's Report: Madsen noted that he had no information to report to the Town Board.

Yorkville Stormwater Utility District Report: Nelson noted that he had no information to report to the Town Board.

Clerk's Report: McKinney reported to the Town Board on the following:

- That he received several complaints regarding speeding and increased traffic volume on Braun Road, Church Road and Raynor Avenue. He stated that he contacted the Racine County Sheriff's Department regarding these complaints and also ordered a weight limit sign to be placed on Church Road.

- That overnight construction on South Sylvania Avenue begins this evening
- That the following requests will appear on the April 9 joint Town Board/Plan Commission meeting agenda:
 - 17808 58th Road certified survey map
 - 1300 Grandview Parkway site plan request
 - 1818 South Colony Avenue (USH 45) development proposal
 - 19031/18917 Spring Street (CTH C) land division and development proposal

Other – Comments, questions and suggestions

No comments, questions or suggestions were provided.

Adjournment

Motion (Gruhn, McMahon) to adjourn, MC. The meeting was adjourned at 6:48 p.m. The next scheduled Town Board meeting is Monday, April 9, 2018, at 6:00 p.m.

Michael McKinney
Clerk-Treasurer