

MINUTES OF THE VILLAGE OF WALDO  
PLAN COMMISSION  
PUBLIC HEARING  
MONDAY, AUGUST 12, 2019

The meeting was called to order at 5:30p.m. by Village President Gary Dekker. In attendance were Commission members Gary Dekker, Mel Schneider, Peter DeGroff, Tom Reil and Bruce Neerhof. Commission member Mike Hintz was absent. Commission member Galan Gatzke had chosen to resign due to health issues. Also present were the Village attorney, Paul Dirkse, Clerk-Treasurer Michelle Brecht and Oyvind Solvang of Hillcrest Builders. There were also about ten residents in attendance. Those residents who wished to speak at the Public Hearing portion of the meeting signed in with the clerk before the meeting was called to order. Gary Dekker asked the Commission if they would agree to having Michelle take the Minutes. Tom Reil seconded. Approved.

The Minutes from the May 14, 2018 meeting were reviewed. There were present three of the previous Commission currently on the Board: Gary Dekker, Bruce Neerhof, Tom Reil. Motion to approve the Minutes of the May 14, 2018 meeting was made by Tom Reil; seconded by Gary Dekker. Approved.

Gary Dekker opened the Public Hearing. He gave a brief explanation that unfortunately they would not be able to vote on the questions before them. They didn't have a quorum of voting members for this meeting. It requires a 2/3 vote (4 votes in agreement). Two were missing, Tom Reil would need to abstain and Bruce Neerhof was considered unable to vote. The Hillcrest information presentation and the Public Hearing portion could be done at this time. The Commission would need to meet at a later date to complete any actions. Oyvind Solvang and Hillcrest Builders are proposing a residential housing development on the East side of Hwy 57; adjacent and behind the Village Park. They are requesting a zoning change from "A"(Agricultural) to "R"(Residential). The development will be called "Homestead of Waldo" and include a currently existing duplex zoned "R-2", but the other nine platted lots will be zoned for single family; "R-1". The current cul-de-sac streets of Blackberry Drive and Strawberry Drive will be extended slightly. Some private driveways will annex building lots to these current streets. The parcel in question has been divided in 3 Certified Survey Maps with shared private driveways. The lots are larger and can accommodate the current market for buyers who would like to have chickens (for example). There will be restricted covenants allowing for architecturally pleasing roof lines and building footprints. Three large lots have signed wait lists for 1600-2000 square foot ranch style homes.

The Village attorney Paul Dirkse shared an overview of the drafted version of the Developer's Agreement. Bruce Neerhof and Oyvind Solvang requested some small edits.

At this point the floor was opened for public comments and questions. Connie Wegner (335 Strawberry Dr) wanted clarification of how Strawberry Dr. would be extended and how the private driveways would be connected from proposed Lots 2, 3 & 4. The Strawberry and Blackberry extensions will be paved; the private driveways will be the responsibility of the Lot owners and will probably be 20-foot-wide gravel.

Andrew Kanios (302 Blackberry Dr) questioned if the Waldo CODE actually allowed livestock in residential neighborhoods. It does. He also voiced a concern about the forced sewer laterals on the new lots. They can freeze in the winter and Waldo has seen that happen on the other side of town. Bruce Neerhof has been working with the Engineers for the Homestead Development and has addressed this concern. These forced main sewer laterals will be set deep enough for State codes, but he has also insisted that they be insulated under any hard surfaces (gravel or asphalt). This should alleviate any freezing trouble in the new development. Mr. Kanios also questioned how the snow removal would take place with the growth. Blackberry and Strawberry additions will be paved and the Village snow

removal contract will include their care. The snow will be pushed into the walking path easement adjacent to Mr. Kanios property off of Blackberry Dr. The lawn mowing contract may need to include the mowing of that easement starting next year as well. Currently Mr. Kanios has been kindly doing that for the neighborhood residents. Lester Laack (306 Strawberry Drive) commented that he thinks that the Village should consider amending the CODE to have some livestock restrictions. Even in the townships (with their larger lots) have had to put limitations in order to limit odors, for example. Deb Wieman and Connie Wegner (335 Strawberry Drive) shared concerns about construction workers coming through Berry Fields. There's a lot of children on bikes in their neighborhood. Perhaps there could be some signs put up warning that there are children at play. They were also concerned about the current snowmobile trail that borders their property. The snowmobile club is already aware that they will have to find a new trail. Andy Kanios (302 Blackberry Dr.) also asked for clarification of where the farm machinery easement is planned. It is a 33-foot easement coming off of County "V" that turns west at Lot 9 and back south at the corner of Lot 9 and Lot 8 along the lot lines and directly into the adjoining farm field. It is highly unlikely that the farmer will ever need this access, but it prevents him from being landlocked. The farmer currently owns a patch of land off of Hwy 57 and that is where he turns to access his fields.

Gary asked if any of the Commission had questions or comments. Peter DeGroff asked if the new residents would have limitations on their properties; like fencing, etc. There will be some restrictive covenants overseen by Hillcrest until the development is completed. After that the Waldo building codes will guide the growth. Peter also asked what would happen if the farm easement did need to be accessed and the residents had planted trees or other landscaping in the pathway. Oyvind answered that easements are recorded with the property deeds and they will all be aware of them at the time of purchase. By law, if access is needed, the way needs to be cleared at the owner's expense.

Oyvind also responded to the concern regarding construction trucks in the Berry Fields subdivision. He assured the residents that the workers are always warned about being cognizant of their surroundings at work. They also won't be that prevalent. One house will be built at a time; meaning a concrete mixer will come only twice for example. Most trucks are contractor pick up trucks.

Motion to close the Public Hearing: Tom Reil. Seconded: Mel Schneider. Closed

As was mentioned in the beginning of the meeting, a quorum was not available for the Commission to vote this evening. The Public Hearing will not need to be repeated; however, another meeting of the Plan Commission will be necessary. Without knowing Trustee Mike Hintz's availability, the group was unable to choose the next meeting date. Peter DeGroff made a motion to have Michelle schedule a date for the next meeting through her contacts in the Village office. Seconded by Mel Schneider. Motion to adjourn the meeting of the Plan Commission: Tom Reil. Seconded: Peter DeGroff. Adjourned at 6:20 p.m.