



Minutes | Wednesday, June 1st, 2022 | 5:00 PM
Planning Commission Meeting | Village Hall

Planning Commission (PC) Roll Call | President/PC Chair Mark Schall, Trustee Richard Schmitt, Constable Kristin Wright, PC Members Randy Johnson, Paul Schroeder, Bill Cosban, Mark Hyde

Additional Attendees: Treasurer Robert E. O'Brien, Clerk Dori A. Panthofer (recording minutes), Marnie & Ken Brewer (55 Shore Acre), Architect Craig Ellsworth, Jorge & Diane Garces (75 Shore Acre), Tom LaFave (3517 N Bay Dr)

Excused: Trustee Rick Cermak

President/PC Chair Mark Schall called the meeting to order at 5:00 PM.

PCRA2022-1 | Planning Commission Review Application filed 5.20.2022
Applicant(s): Ken & Marnie Brewer
Address: 55 Shore Acres

Architect Statement | Architect Craid Ellsworth presented digital plans and renderings of a proposed second story for property associated with PCRA2022-1 that uses the same footprint of the existing structure. Mr. Ellsworth stated the design complies with VNB building code defined in Chapter 8.

Applicant Statements | Ken & Marnie Brewer

- If approved by the Planning Commission, the target start date is ASAP; within a year.
- Desired construction hours are Monday - Friday starting at 7:30 AM (8 AM latest); no compressors before 8:30 AM and ends at 5 PM and Saturday, with a slightly later start time.
- Ken Brewer will communicate with Shore Acre Drive neighbors.
- Scope of work on Saturday will be limited to punch list items with no heavy or noisy machinery.
- Skinny stakes will be placed to deter construction vehicles from driving on lawns or damaging landscaping that is adjacent to Shore Acre Drive.
- Workers will be directed to park on the east side of North Bay Drive to the north of Shore Acre Drive.
- Concrete pavement around 111 Shore Acres (owned by Fred and Lorraine Brewer) has issues and care will be taken to mitigate impact to said pavement.

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Discussion Topics

- Impact
 - Noise
 - Work schedule (Bill Cosban)
 - Quiet hours (start/end time for noisy machinery/vehicles)
 - Weekdays
 - Weekends (Saturday only, no heavy machinery)
 - Curfew
 - Shared private drive and adjacent yards (Diane & Jorge Garces)
 - Contractor parking
 - Wear and tear to pavement (burden to repair damage or premature failure of pavement due to construction traffic should be with the Brewers)
 - Lawns adjacent to private drive
 - Mail delivery
 - Lake view
 - Access (Diane & Jorge Garces and Planning Commission)
 - Unloading & Staging of materials (on North Bay Drive)
 - Heavy equipment (crane, trucks, deliveries)
 - Safety (PC Member Bill Cosban & Tom LaFave)
 - 5 Young children reside at 3517 N Bay Drive, request that no cars are parked in front of the residence; request spotter for all delivery trucks, especially when backing up for the safety of the children.
 - Possible asbestos
 - Bond for pavement & landscaping (Kristin Wright)

Conditions

The Planning Commission recommends conditions to mitigate impact on all items noted above and provide for restoration at the Brewer's expense should damage as a result of this project.

Planning Commission Recommendation

Motion to approve by PCRA2022-1 application submitted by Ken & Marine Brewer to add a second story addition to 55 Shore Acre Drive made by PC Member Bill Cosban and seconded by PC Member Paul Schroder. All in favor, none opposed. Motion carried at 5:36PM.

Adjourn

Motion to adjourn made by PC Member Paul Schroeder and seconded by Trustee Rich Schmitt. All in favor, none opposed. Planning Commission meeting adjourned at 5:37 PM.