

**Village of Greendale
Plan Commission Meeting
September 11, 2013**

President Hermes called the Plan Commission meeting to order at 7:00 p.m. in the Board Room of Village Hall.

ROLL CALL

Present: Satula, Chadwick, Kosarzycki, President Hermes
Absent: Schroedl, Meyer, Kerwin
Also Present: Todd Michaels, Village Manager
Pat Meehan, Planning Consultant
Kathy Kasza, Clerk-Treasurer
Brian Kofarnus
Trustee Genz

MINUTES

Commissioner Satula moved, seconded by Commissioner Chadwick, to approve the Plan Commission meeting minutes of August 14, 2013 since all Commissioners received a copy of the minutes.

Ayes: Satula, Chadwick, Kosarzycki, President Hermes
Nays: None
Motion to Approve: Carried

REFERRALS FROM THE VILLAGE BOARD

A. PC 13-08 Request for Special Use Building Permits for modifications to the earlier Village Board approved Special Use Building Permit for the construction of the baseball field renovation (Phase 1) and master plan update at Greendale High School located at 6801 Southway in the A Agricultural District (#13-07/PC 13-04)

Planning Consultant Meehan presented the amendment to the previous permit stating that the 3600 square foot building, approved as a separate item would not be amended. The school district has decided to do a renovated natural turf field rather than an artificial turf, parking lot renovations have moved to Phase 3; however the parking striping and the ADA parking spaces remain in Phase 1. The safety ball net will be 150 feet in length rather than 75 feet; the light pole bases will now be installed in Phase 1, and the lights and poles will be installed by August 1, 2014 as part of Phase 2. Concrete on the back stops are pushed to Phase 3 with dugouts still being poured in this Phase. The bio swale will be looked at in the future. Proposed changes to lighting are also detailed in Meehan's report.

Discussion: President Hermes asked if the natural turf was related to the need for the

bio swale. Brian Kofarnus from the school district said yes because there will be less hard surface and better drainage. Hermes also asked about the 70 and 80 foot height of the poles and if the Village has any height restrictions in our ordinances. Commissioner Satula stated that restrictions were based on foot candles. Kofarnus stated that the height controls the direction of the lights to the field; he stated that Brinkman II has 60 foot poles. The higher poles require fewer luminaries with less glare. Manager Michaels mentioned that foot candles are far less than the lights at the Rock Complex in Franklin. Meehan stated that these lights are comparable to street lighting. Commissioner Satula mentioned that the Village Engineer has conditionally approved this plan.

President Hermes asked if this field would be strictly for the high school baseball team. Brian Kofarnus stated that it could be used for twi-nite baseball for the older kids, and to host the WIAA Regional Events. Commissioner Chadwick asked if there are any estimates for Phase 2 and 3 timing. Kofarnus said the lights have to be in by August 1, 2014; the rest is based on budgetary issues and funding so no other dates have been set.

Commissioner Satula moved, seconded by Commissioner Chadwick to recommend approval by the Village Board of PC 13-08 Request for Special Use Building Permits for modifications to the earlier Village Board approved Special Use Building Permit for the construction of the baseball field renovation (Phase 1) and master plan update at Greendale High School located at 6801 Southway in the A Agricultural District (#13-07/PC 13-04) subject to the conditions on the Planning Consultants report dated August 30, 2013 and the Village Engineers report dated September 9, 2013.

Ayes: Satula, Chadwick, Kosarzycki, President Hermes

Nays: None

Motion to Table: Carried

ADJOURNMENT

Commissioner Satula moved, seconded by Commissioner Chadwick, to adjourn.

Ayes: Satula, Chadwick, Kosarzycki, President Hermes

Nays: None

Motion to Adjourn: Carried

The Plan Commission meeting adjourned at 7:18 p.m.

Respectively submitted,
Joan Siefert, CMC, WCMC
Deputy Clerk