

Minutes of

VILLAGE OF MILAN

PLANNING COMMISSION MEETING

March 26th, 2024

4:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Minutes of 1/24/24 Meeting
4. Acceptance of Dan Verbeke's resignation from the Planning Commission
5. Old Business: News on Updating the Comprehensive Plan
6. New Business: Review on Fencing Requirements for Ground-Mounted Solar Arrays in Residential Districts
7. Adjournment

A meeting of the Village of Milan Planning Commission was held on Tuesday, March 26th, 2024 at 4:00 pm in the Milan Municipal Building.

Present	Absent
Dave Krouth	Jerry Mader
Bill Favri	
Betty Boltz	
Ed Weinert	
Greg Collins	
Richard Stone	

Others present: Rob Schroeder, Inspector
Stephen Moller, Consultant
Danielle DeWaele, Recorder

1. Roll Call

The meeting was called to order at 4:00 pm by Chairman Dave Krouth, who asked for a roll call for attendance. It was noted that Commission Member Mader was absent. He later joined the meeting halfway through.

2. Pledge of Allegiance

Chairman Krouth led the Pledge of Allegiance.

3. Minutes of the 1/24/24 Meeting

The meeting minutes from January 24th, 2024 were previously submitted to the members. No corrections were noted. Commission Member Ed Weinert made a motion to approve the minutes, Commission Member Richard Stone seconded, and the motion passed to accept the 1/24/24 meeting minutes as presented.

4. Acceptance of Dan Verbeke's Resignation from the Planning Commission

Commission Member Dan Verbeke's Letter of Resignation was accepted by the Planning Commission.

5. Old Business

Chairman Krouth stated that he spoke with Administrator Seiver and Assistant Administrator Johnson about updating the Comprehensive Plan, which is to be done every 5 years. They prefer to wait until they receive the results of the Village's aerial survey. They estimate the results to be received in June or July of this year.

Commission Member Weinert asked about the auxiliary entrance for the storage buildings project at Airport Road 1st addition. Consultant Steve Moller replied that there was an agreement with the neighboring buildings to use the street to the back if needed. Inspector Rob Schroeder stated that they advised the restrooms should be up to code by June.

6. New Business

Consultant Moller reviewed the current ordinance that requires 6 feet for fencing height around ground-mounted solar panels for residential lots, but not commercial. A residential owner is asking why there is a difference. Inspector Schroeder advised that for a swimming pool, Milan requires a 4-foot height, and the residential owner already has a 4-foot fence. It follows that 4 feet would be sufficient for the ground-mounted solar panel. Consultant Moller advised that the current models do not have any exposed wires or electrical hazards that could be easily accessed. Moller suggested that the current ordinance be re-worded to match other surrounding cities to state "system shall be secured from climbing and unauthorized access." This would allow the 4-foot fencing to be acceptable. Commission Member Jerry Mader made a motion to re-word the ordinance as suggested, and Commission Member Greg Collins seconded. Chairman Krouth asked for a roll call vote, and the motion passed unanimously. Consultant Moller stated that he would write a recommendation letter to the Village Council that they approve the changes.

Inspector Rob Schroeder reviewed a request regarding the corner lot of West 11th Street and West 10th Avenue. The owner wants to put in 40 storage units there. It's zoned B4 Improved Commercial. After some discussion, Commission Member Weinert found that in a B4 district, the Village code states that for special use, mini warehouse structures have to be at least 100 feet away from residential property. The request will have to be denied for that reason.

Chairman Krouth asked for an update on the growth facility. Inspector Schroeder stated that they want to get the dispensary up and running before they get the growth facility started. Consultant Moller revealed that they were denied for the temporary facility by the Department of Agriculture.

8. Adjournment

With no further business to discuss, Commission Member Weinert motioned for adjournment at 5:00 pm. The motion was seconded by Commission Member Mader, and Chairman Krouth adjourned the meeting.