

**Village of Lily Lake  
Plan Commission Minutes  
Monday December 5, 2016**

**1. Roll Call:**

The Plan Commission was called to order at 7:14 PM by Chairperson, Steve Zahn. Dan Turner and Tim Dell were present. Ziad Awad and Glenn Bork were absent.

**Guests**

Mae Strobel

**2. Approve Agenda:**

Motion to approve the agenda for the December 5<sup>th</sup>, 2016 Plan Commission meeting by Dan Turner, second by Tim Dell, all in favor (Chairperson Steve Zahn voting).

**3. Approve the Meeting Minutes from the November 7th, 2016 Meeting**

Motion to approve the meeting minutes from the November 7<sup>th</sup>, 2016 Plan Commission meeting by Tim Dell, second by Dan Turner, all in favor, (Chairperson Steve Zahn voting).

**4. Public Comment:**

Mrs. Strobel asked if additional information was available concerning the sale of the tract on Hanson Road, adjacent to the Strobel property. The Plan Commission reported that the new owner of the tract was recently granted a variance to permit construction of a single residence.

**5. New Business**

None

**6. Old business**

**a. Fence Ordinance Review – Good Side Out**

The Plan Commission continued with its review of fence construction in residential areas. The Commission will propose the following amendment to Ordinance No. 97-11 Appendix A – Obstructions Permitted in Yards

*All fence construction to include the finish face of fence materials to be at the adjoining properties and right-of-way. All fence construction to be consistent with industry standard.*

Motion to accept and forward the amendment to the Village Board for review made by Dan Turner, second by Tim Dell, all in favor (Chairperson Steve Zahn voting).

**aa. Fence Ordinance Review – Property Line Setbacks**

The Plan Commission was recently requested to review the potential of fence installations purposely retained a measured distance or “setback” from the actual property line. The purpose of the set back would be to encourage property owners to maintain both sides of their fence without trespassing on adjoining properties.

Steve Zahn noted experiences with fence construction setbacks that were not officially recorded have caused some confusion among subsequent property owners. Mr. Zahn also noted that a few municipalities have required small setbacks for fence construction.

Tim Dell was concerned that any substantial setback or one that is beyond allowing for the normal aging and leaning of a fence will cause confusion among property ownership. Mr. Dell suggested 6” as a possible setback requirement for proposed fences.

Dan Turner noted that in farm settings, fences may be at the property line or setback as much as several feet though property owners maintain awareness of the setback by land use. Mr. Turner commented that a number of fence lines remaining from the dairy era are being removed for greater

use of the land. GPS operated equipment maintain reasonably accurate positions among adjacent properties and eliminate the need for fence lines.

The Commission decided that further investigation into fence set backs is required. The review will continue at the January 2017 Plan Commission meeting.

**b. Business, Manufacturing, Industrial Landscaping/Screening Review**

The Plan Commission reviewed examples of natural and manufactured screening for business districts. Given the large selection of choices for screening and applications that best address the type of screening required, the Commission has decided to continue the review at the November Plan Commission meeting. Tim Dell suggested that natural screening involving native trees be the objective of the amended ordinance. Glenn Bork noted the lack of management among property owners in the Village business districts has made screening requirements difficult to enforce. Mr. Bork further noted that a screening ordinance should include setbacks from property boundaries to permit the use of natural screening.

Landscaping screening review to continue at the January 2017 Plan Commission meeting.

**c. Residential Noise Ordinance Review**

The Commission reopened its review of the proposed Noise Ordinance to amend the Nuisance Ordinance. It was determined that sound pressure measurements would not be a practical in the process of enforcing a noise ordinance. Therefore, noise would be enforced only by specific hours and days of the week. Also, "noise" is defined from information derived from other existing noise ordinances. The proposed amendment is as follows:

*Noise or offensive sound that disturbs the general peace from and not limited to private parties, public events, commercial work activities, barking dogs, transportation equipment etc; is prohibited within the Village. Noise within residential areas is not permitted during restricted hours on weekends and weekdays. Weekends are defined as Friday and Saturday nights. On a legal holiday, three-day weekend, the weekend is defined as Friday night through Sunday night. Weekdays are defined as Sunday night through Thursday night.*

Tim Dell reported on recent landscaping activity adjacent to his property on Thanksgiving Day. Landscaping activities included commercial leaf blowers working at the property causing considerable noise throughout the day. Mr. Dell asked if more specific wording of the noise ordinance amendment can address noise from business activities within residential areas on legal holidays.

Review of the proposed amendment to the noise ordinance to continue at the January 2017 Plan Commission meeting.

**d. Park Improvement Review**

Steve Zahn reported that the Village Board awarded the proposal from Active Excavating for the finished grading around the park shelter, milk house, utility trench and parking area for \$16,000.00. The installation of 8 parking stops will be deferred to spring 2017 park improvement appropriations.

The Commission expressed concern over beginning the project in December and suggested that it be deferred until spring of 2017. Reasons to defer the project at this time included approaching sub-zero conditions, fine grading and seeding of black dirt, and the effectiveness of removing several inches of recycled stone from frozen surfaces.

Mr. Zahn will speak with Rick Overstreet, Jesse Heffernan and Erik Hoofnagle about deferring the final grading to spring 2017.

**7. Adjourn:**

Dan Turner motioned to adjourn the Plan Commission, second by Tim Dell, all in favor (Chairperson Steve Zahn voting). Meeting adjourned at 8:13 PM.