

PUBLIC HEARING TO CONSIDER REZONING LOT 11 & 18
IN BRIDLE RIDGE SUBDIVISION
PLANNING/ZONING COMMITTEE MEETING

JULY 22, 2013

Planning/Zoning Chairman Wes Hohulin opened the hearing at 7:00p.m. Present were Trustees – Wade Wettstein and Josh Kuntz, Public Works Administrator Roger Mullins and Clerk – Sheri Martin.

Also in attendance were Planning/Zoning Committee members: William Ulrich, Bruce Martin, Ted Schieler, Chris Schmidgall – JEM Properties and 4 others.

The purpose for the hearing was to consider hearing testimony as to rezoning lot 11 and lot 18 in Bridle Ridge Subdivision.

The purpose of the Planning Commission and Zoning Board of Appeals is to consider rezoning lots 11 & 18 in Bridle Ridge Subdivision.

Wade Wettstein, JEM Properties, spoke to the public stating the lots are currently zoned R1 for single family residents. They have two zero lot line duplexes under construction in the adjacent lots and would like to construct additional zero lot line duplexes on lots 11 & 18. According to Village Code these lots would need to be rezoned to R2 in order to build the additional duplexes. Wade feels like Goodfield needs nice duplexes and feels they are high quality.

Chairman Hohulin asked for any public wishing to give opinions pro or con to stand and make their comments.

Tony Phillips, 202 Stallion Way, asked if JEM Properties owned all properties on Scenic Drive and if they were going to be putting duplexes on all lots. Wade stated they currently do not own lot 15. Mr. Phillips voiced his concern that there could be 16 rentals compared to 3 homeowners. He stated his concern that rental properties are not cared for like properties that are owned.

Pat Morge, 101 Mustang Trail, asked if the subdivision is ever going to look like the original design - that's up to the developer. She also asked about the land that was purchased by Mark Albertson and asked if it was going to change. Again that is up to the property owner.

Mike Morge, 101 Mustang Trail, already have 6 lots that are RII and now you want two more. Why not build on the present RII lots and then rezone 11 & 18. Also wait until each duplex is rented before building the next duplex.

Angie Edwards, 101 Appaloosa Circle, agrees with Mike Morge to have duplexes built, rented and kept up before more duplexes are built. She also agrees that rental property is not taken care of like a property you own. Angie also questions why some people in subdivision were not notified. Clerk stated anyone within 250 feet of these lots were notified.

Chairman Hohulin stated points were well made of overall expansion of RII in this area. Whether these 2 lots are too much or not is up to the committee to make a recommendation to Village Board.

Someone else owns lot 15, all other lots on Scenic Drive are owned by JEM Properties.

Wade Wettstein said they will build on lots 14 & 16 before they build on 11 & 18 if granted.

Clay Edwards, 101 Appaloosa Circle, asked if they have considered single family development. They have not.

Planning/Zoning Committee Member Schieler asked is JEM Properties asking to rezone to RII automatically zero lot lines.

Pat Morge, 101 Mustang Trail asked if all duplexes are going to be the same 1225 square feet on each side? Wade said all duplexes will look the same. They would like to buy lot 15 but have not purchased it yet.

Wes stated he appreciated all the comments and concerns.

Motion was made by Ulrich, seconded by Schieler to make recommendation to Village Board to make it conditional to allow RII on lots 11 & 18 in Bridle Ridge Subdivision but that units built on lots 11 & 18 the fronts face the respective streets they are on. Motion passed with the following roll call vote: Mullins – yes, Ulrich – yes, Schieler – yes, Martin – no and Hohulin – yes.

Meeting adjourned at 7:55p.m.

Respectfully Submitted,

Sheri Martin, Village Clerk

Approved by Goodfield Village Board on _____.