

Village of Utica

Planning Commission

Chairman Alan Koski called the Village of Utica Planning Commission meeting to order at 7:00 pm, on January 25th, 2023.

Al Koski noted that Adam Simmerman had completed his term & is going off. Al Koski welcomed Ron Tomes & Sterling Winkelman to the Commission.

Members present were: Andy Fehlhafer, Lynn Hoops, Al Koski, Rick Micek, Jay Stelling, Mitch Stuhr & Sterling Winkelman. Don Olson was present representing the Village Board.
The Chairman determined that a quorum was present.

The Chairman noted that the terms on the Open Meeting Act were posted in the entryway of the auditorium and the notice of public meeting was advertised in the newspaper & posted at the site.

Lynn Hoops read the minutes from the March 22nd, 2022 meeting. Al Koski stated that upon no corrections, the minutes would stand as read.

Al Koski requested nominations for officers. Motion was made by Rick Micek and seconded by Lynn Hoops to nominate Al Koski as Chairman. Motion was approved. Motion was made by Mitch Stuhr and seconded by Rick Micek to nominate Lynn Hoops as secretary. Motion was approved.

The meeting was opened to:

- 1) Conduct a Public Hearing for the review of the purposed Plat for 1350 Centennial Ave (former Utica Care Center property)
- 2) Act on request to Rezone property from R1 (Residential Low Density) to R2 (Residential High Density)

Johnathan Jank representing SCCDP stated that they are using Rural Workforce Housing funds to develop 14 affordable housing lots on the former Utica Care Center property. The site has less than 3 acres and will allow for 7 houses and 7 townhouses. The maximum cost of an owner-occupied house is \$325,000 and \$250,000/rental unit.

Jake from SEC said his plat was based upon input from a prior meeting with individuals from the community. The town homes and house lots were switched to address concerns for homes to fit lots, parking & snow removal. Jake discussed how the site will drain & that he proposes a storm sewer to be piped underground to the north park ditch. The street will be 31' wide with a 60' right of way.

It was noted that the present R-2 permitted uses lists Two-family dwellings but not Triplex's. A special use permit could be requested later once potential plans are presented.

Motion was made by Rick Micek and seconded by Jay Stelling to recommend to the Village Board to accept the Plat as presented. Motion passed unanimously.

Motion was made by Rick Micek and seconded by Sterling Winkelman to Rezone property located at 1350 Centennial Avenue from R-1 to R-2 Residential high density. Motion passed unanimously.

Motion was made by Lynn Hoops and seconded by Jay Stelling to adjourn the meeting. Motion carried.
Meeting was adjourned at 7:51 pm.

Submitted by Lynn Hoops
Secretary