

PLANNING COMMISSION MEETING

The Village of Luxemburg Planning Commission met on Tuesday, April 15, 2015 at 6:30 PM at the Municipal Office Building located at 206 Maple Street, Luxemburg.

Members Present: Josh Salentine, Robert Jossart, Roger Tekulve, Jonas Barbiaux, Lew DuChateau, Al Peot, Jack Seidl, Andy Wallander, John Rueckl and Clerk Kathy Jandrin.

A motion was made by Andy Wallander and was seconded by Al Peot to approve the agenda. Motion carried.

The minutes from the previous meeting held on August 19, 2014 were approved on a motion made by Al Peot and seconded by Jack Seidl. Motion carried.

A discussion was held on available TIF projects including the northeast interceptor sewer project, Main Street enhancement, Frontier Road extension (including land acquisition) and Ash Street extension to Church Road.

The northeast interceptor sewer project would extend the original Northbrook interceptor south through the Country Club to service properties south of School Creek. 30% of the estimated project cost, or \$300,000, would be assessable against property owner Mac Arendt Family Inc. However, this property owner currently has no plans in place for development of the property for which would be serviced by the sewer.

Lew DuChateau reminded the members that the number one priority listed in the Village's 20 year comprehensive plan was the acquisition and development of the industrial park. He suggested that the members place more importance on TIF projects that would meet this goal. Providing a secondary access to the industrial park should be a prime objective. Previous recommendations of the planning commission have also been centered on these objectives as well. He stated that the TIF spending should focus on extending Frontier Road and Ash Street out to Church Road.

A motion to open the floor was made by John Rueckl and was seconded by Jonas Barbiaux. Motion carried.

Gerald Bertrand reported that he has spoken with a property owner, Linus Treml, who owns approximately 80 acres of land, some of which is needed to complete the extension of Frontier Road to Church Road. Linus verbally offered a selling price of \$2 Million for his entire property with payments to be made, interest free, over a 15 year period. As part of the sale, Linus asked that he be allowed to live in his home, rent free, during the 15 year payment period. After the 15 years was up, he would move from the home and title to the home would transfer to the Village.

Lyle Jandrin stated that if the payments for the land purchase were spread out over 15 years, the TIF would only be able to make the first six payments or so since the TIF closes in 2022. He stated that the payments should be made over a shorter span of time to allow all payments to be made before the TIF closes. He also cautioned the members to determine whether the prior permit obtained to cross the railroad tracks is still valid as these permits can be difficult to obtain.

Josh Salentine stated that the Village sewer rates are going to rise significantly and an option for the TIF is to reimburse \$1.5 Million to the Sewer Utility for a portion of the Wastewater Treatment Plant improvements performed in 1999. This TIF money could be used to pay off the sewer debt associated with these improvements and thereby hold down sewer rates.

Lew DuChateau requested that the members of the Village Board be given copies of the 20-Year Comprehensive Plan.

Lyle Jandrin asked the members to consider the Main Street Enhancement project in light of the fact that the Bank of Luxemburg was promised some improvements on Main Street as a condition of locating their new bank building on Main Street.

Al Peot made a motion to close the floor to the public. The motion was seconded by Bob Jossart. Motion carried.

The planning commission reviewed a variance request received from John and Sheila Nimmer for an unattached garage to be built on their property located at 405 St. John Street. They are requesting a variance for a backyard setback of 14' with a height variance of 22'11". Village ordinance allows for a height of only 12' with a backyard setback of 25'. The commission conferred with the Village zoning administrator Todd Delebreaux by speakerphone during the discussion. The proposed garage will be built parallel with the existing structure that is on the lot.

Motion to open the floor was made by John Rueckl and seconded by Lew DuChateau. Motion carried.

John Nimmer was allowed to comment before the Board.

Motion to close the floor by Al Peot and seconded by Bob Jossart. Motion carried.

Al Peot motioned that the Planning Commission recommend approval of the variance to the Board of Appeals. His motion was seconded by Jonas Barbiaux. Motion carried.

The meeting adjourned at 7:50 P.M. on a motion by Lew DuChateau and seconded by Roger Tekulve. Motion carried.

Kathy Jandrin
Clerk/Treasurer