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**Planning Commission Meeting Minutes
June 10, 2021, 4:00pm**

1st order - Call to order: Randy called the meeting to order

2nd order - Roll Call: Randy K, Toni R, Mike M, Mike S, Tom L and Roy F

- **Guest: Carrie A**

3rd order – Review and Approve Meeting Minutes from May xx, 2021

- Mike M made a motion to delete the 5th bullet under item #5
- Randy 2nd the motion
- Motion passed unanimously

4th order – Update/Discussion on Extraterritorial Zoning (EZT) Committee meeting and next steps

- Township is currently reviewing the Village proposed EZT map
- Township wants to review the language pertaining to the Township
 - Mike M updated the ordinance for the Township
 - Township met on June 8, 2021 – no feed back at this time
- Another meeting will be scheduled to discuss the Township drafted Ordinance
- John Seifert will review the Township boundaries and description language
- Randy asked if the Village and Township are splitting the attorney fees
 - John Seifert is currently representing both municipalities
 - This is a non-issue unless a conflict arises
 - Legal fees are currently TBD
 - Cost sharing for fees will be added to next EZT agenda with the Township
- Carrie Arens wants the EZT Ordinance item added to the next Ordinance Committee meeting
- August deadline for completion should be able to be met
- Roy asked about adding another possible property by County CC
 - Mike M may be able to have the property added

5th order – Update/Discussion regarding progress towards proposed TIF Districts 4 – 7 formations

- Will be a TIF District hearing – Public Notice will appear in this and next week's paper
- Letters went to all residents in the proposed districts
- Planning Commission will hold a Public Hearing on June 28, 2021 as well a Joint Review Board Meeting the same day
 - All districts are allocated as 50% blight by state statute definition
 - Tax base value cannot exceed \$1.9M per district

- Village owned property is taxed based at \$0
- TIF money to parks has limits
 - Toni R will research what TIF money will/will not cover for improvements
- Mike M recommends renewable energy resources (solar panels) for park pavilions and for well pump 3 with TIF money
- Reviewed current proposed TID maps
 - Marina and beach have been removed from TID 7 as unqualified due to location
- Two questions posed:
 - Randy – can the fish shack repairs be covered – unsure
 - Toni – can boat ramp be covered – Brian from Ehlers Inc, will research

6th order – Next meeting date

- There are already two meeting set for June 28, 2021
- Suggested next tentative meeting July 8, 2021, 5PM

7th order – Adjourn

- Randy made a motion to adjourn
- Toni 2nd the motion
- None opposed – motion carried

Submitted by Toni Raethke
Secretary