



**Village of River Hills**  
7650 N Pheasant Ln  
River Hills, WI 53217

Village Hall: 352-8213  
Public Works: 352-0080  
Police: 247-2302

## **PLAN COMMISSION MINUTES**

### **Monday, October 30, 2023 @ 4:00 pm**

**This meeting was a virtual meeting through Zoom – Meeting code 882-0787-9429**

**1. Call to Order.**

The meeting was called to order at 4:03 p.m.

**2. Roll Call.**

The following members were present: Chairman & Village President Christopher Noyes, Jeffrey Costakos, Alexander Hawley, Fred Lochbihler and Michael Weiss. Members Bernie Cohen, Don Daugherty, Peter Stanford and Trustee Bill Walker were absent and excused. Also present: Village Attorney William Dineen and Village Manager Tammy LaBorde.

**3. Approval of minutes from May 3, 2023**

Motion by Lochbihler and seconded by Costakos to approve the May 3, 2023 minutes; motion carried unanimously.

**4. Discussion and Action to recommend the Village Board adopt an Ordinance to Create Subsections 7.0504.H and 7.0504.I of the Village Zoning Ordinances regarding Accessory Use Regulations for Storage Sheds and Certain Play Equipment, Gardens and Greenhouses**

Attorney Dineen reviewed the proposed ordinance and the Building Board issue. The River Hills definition of structure sends everything to the Building Board for review including small structures which some feel wouldn't need to go to the Building Board for its review. Village staff looked at ordinances in other communities regarding small structures. Attorney Dineen stated that there are two new sections in the ordinance. If the structure is less than 200 square feet the Building Inspector reviews the application without it being reviewed by the Building Board. There is also an exception for play equipment, gardens, and greenhouses. The setbacks for these structures are five feet from the lot line. Attorney Dineen noted that Mr. Weiss wanted to talk about the greenhouses.

Mr. Weiss stated that he would not differentiate between a shed and a greenhouse and asked why we would be more permissive with greenhouses, including the setback. He believes that sheds and greenhouses should be parallel, and he is not referring to greenhouses that you buy from Home Depot or Menards. There was discussion regarding the setback for greenhouses. Mr. Weiss stated that the issue he has is with the greenhouse setback of five feet. He believes that sheds and greenhouses should be the same setback. If there is a new shed it would have to follow the setbacks outlined in the zoning ordinance. The proposed ordinance would take the greenhouse out of the regular setback requirements. LaBorde stated that the five (5) foot setback came from another community's language.

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Mr. Weiss believes that the greenhouse should be in Section 1 with the shed language. Mr. Costakos asked about how various sheds are reviewed by the Building Board. He stated that it seemed minor to go to the Building Board with these types of structure. Dineen noted that structures are defined as something that is a permanent structure and it depends on the specifics. Mr. Lochbihler noted that the proposed language fits the community that had the language but not the properties in the Village, specifically five-acre properties.

Attorney Dineen stated that as he understands the Plan Commission, they wish to move greenhouses to section 1 to require building permits for greenhouses. By adopting this ordinance it excludes the requirement to take smaller sheds to the Building Board yet there is still a required building permit.

Mr. Weiss suggested deleting Section II(I)(3) completely and in Section I introduction, state “sheds and greenhouses”. Attorney Dineen stated that he would also add “greenhouses” into Section I as needed to treat greenhouses in the same manner as sheds as it relates to setbacks.

Motion by Weiss, seconded by Lochbihler to recommend that the Village Board adopt an ordinance to create Subsections 7.0504.H and 7.0504.I of the Village Zoning Ordinances regarding Accessory Use Regulations for Storage Sheds and Certain Play Equipment, Gardens and Greenhouses with the changes as discussed; motion carried unanimously.

**5. Adjourn**

Motion by Lochbihler and seconded by Costakos to adjourn meeting at 4:22 p.m.; motion carried unanimously.

Submitted by Tammy LaBorde, Clerk on November 3, 2023.