

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call** – The meeting was called to order by Rich Heidel at 5:30 pm. Jeff Ambrosius, Tom Dennee, Dave Dillenburg, David Johnson, John Rather, Bob Ross, and Rich Heidel were present.
2. **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Ambrosius SECOND: Ross VOICE VOTE: 7-0.
3. **Approval of Minutes of the March 19, 2025 meeting** – ACTION: To approve the Minutes of the March 19, 2025 as presented. MOTION: Ross SECOND: Johnson VOICE VOTE: 7-0.
4. **Public Comment on Non-Agenda Items** – None.

5. DISCUSSION AND ACTION – Consider a two lot CSM dividing one parcel into two separate parcels of 7.15 acres and 5.23 acres (327 Riverdale Drive, HB-1384)

The property owner located at 327 Riverdale Dr. (HB-1384) currently has one parcel of 12.38 acres and is proposing a two lot Certified Survey Map (CSM) that would create one additional new lot. This proposed CSM will establish two separate parcels of 7.15 acres (noted as Lot 1 on the CSM) and 5.23 acres (noted as Lot 2 on the CSM) respectively. There is a proposed “access easement” located along a portion of the front yard of Lot 1 to provide access to the proposed Lot 2. The property is currently partially developed with a dwelling on proposed Lot 1 and the remainder of the property is largely utilized for agriculture. The entire property is zoned A-2: Exclusive Agricultural District. The A-2 zoning district requires a minimum parcel size of 5 acres and minimum lot frontage of 200 feet. Both proposed lots meet or exceed these minimum requirements as proposed.

ACTION: To conditionally approve a two lot CSM dividing one parcel into two separate parcels of 7.15 acres and 5.23 acres (327 Riverdale Drive, HB-1384) as submitted noting that this would be approval for both the preliminary and final CSM should there be no adjustments to the final CSM subject to the following condition:

1. Payment of the required Park Fee of \$300.00 (one new lot).

MOTION: Heidel SECOND: Ross VOICE VOTE: 7-0.

6. ADJOURN (6:01 PM) – MOTION: Ambrosius SECOND: Dillenburg VOICE VOTE: 7-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk