

**Village of Rockland  
Planning Committee Meeting  
June 28, 2022**

**Planning Committee Members Present:** Jon Hohlfeld, Ken Crocker, Ann Johnson, Chad Lewis, Shirleen Nielsen, Randy Rowell, Bob Rueckheim

**Support Staff Present:** Clerk/Treasurer Stephanie Rowell

**Also Present:** Justin Birdd, Birdd Constuction  
Jeff Schmidt, Small Town Investments

Meeting called to order at 6:00 p.m. with Jon Hohlfeld presiding.

**BIRDD CONSTRUCTION:** Justin Birdd was present to discuss the tentative development plans he has for two properties in Rockland. The first property is parcel #15-148-0 and #15-148-1 located east of County Highway J and north of Rock Street. The plan for this property is 7 lots with duplexes and 5 lots with 8-plexes. The original plan includes a cul-de-sac at the east end of the property, parallel to Eagle Ave. The planning committee is recommending that the cul-de-sac be removed due to issues with school buses and snow plowing. Justin said that could be changed to remove the cul-de-sac. The committee also indicated that they would like to see a street running north and south parallel to Eagle Avenue, this would benefit both potential developments, Birdd Construction and Small Town Investments. There was also discussion about parking issues with the 8-plexes and Justin didn't think parking would be an issue since each unit will have it's own driveway with parking for 2 vehicles, plus a garage. Campbell Street and Ondell Street will be extended north with this development. There will not be access from County Highway J. Justin said the development will be in phases, with phase 1 being east of Ondell St., which includes one 8-plex and the 7 duplex lots. Phase 2 would be the addition of another two 8-plexes and phase 3 would be the final two 8-plexes, parallel with County Highway J. The second development he is proposing to develop is parcel #15-149-0 located on the north side of County Highway U (Rock Street) and west of The Vault. His plans for this parcel would be 54 residential single-family homes, and in addition a large lot facing County U proposed for a commercial lot. This development would be planned for after the development west of County J is completed. The next step for both properties would be re-zoning. They are both currently zoned agricultural. Ann Johnson motioned and Bob Rueckheim seconded to recommend the approval of the plans for the first development which includes the duplex and 8-plex lots, with the changes discussed above with regards to removing the cul-de-sac and construction of a street parallel to Eagle Ave. along Lots 5 & 6. Motion carried.

**SMALL TOWN DEVELOPMENT:** Jeff Schmidt, Small Town Investments was present to discuss his tentative development plans for parcel #15-148-1 which is adjacent to the property being purchased by Birdd Development. Small Town's development would include 44 single-family homes and possibly one or two duplexes. There are also tentative plans for commercial properties parallel to County Highway J. This residential development would have entrance and exit points from Campbell Street, Ondell Street and Robin Street. The original plans included a cul-de-sac at the south end of the property. As in the proposed Birdd Development, the planning committee has asked Small Town to remove the cul-de-sac and construct a street parallel to

Eagle Ave. Jeff didn't see a problem with removing the cul-de-sac. These are preliminary plans and will be reviewed again when the development planning is further along.

**ADJOURNMENT:** Randy Rowell motioned and Chad Lewis seconded to adjourn. Motion carried. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Stephanie Rowell  
Village Clerk