

Village of Spring Valley
Planning Commission Proceedings
June 30, 2025
5:15 p.m.

Members Present: R O'Connell, R Lukes, A Wallin, M Martin, P Gould, B Marek

Members Absent:

Others present: Luann Emerson Administrator

Approval of Agenda: Approved agenda.

Agenda: Discussion/Action items

1. Rich O'Connell reviewed the Comprehensive Plan and the population projections that were published in the report. Growth areas varied where some were greater and others less than predicted. The upcoming survey may help with future growth predictions.
2. Various land availability was discussed. Emerson will get a list of areas available for potential growth. Spring Valley lacks mid-range housing. Some feel we could use a "community setting" development with a variety of housing options like Mines Creed Development.
3. TID 2 Resolution was passed by the Board to add one year for Affordable Housing funding which could add \$200,000 to this project. At what selling price is a 2 bed/2 bath 12-1300sf home affordable? Are we at 30% of gross monthly income? People are looking into moving out of the cities this direction for something affordable. Emerson will find a definition/parameters on what constitutes "Affordable Housing". Possibilities for development were discussed. O'Connell will need Village Board approval to approach local property owners about selling their land.
4. O'Connell is requesting a playground location study. The committee is not sure what that means at this time. The upcoming survey may help define this.

Motion (Wallin/Martin) to adjourn 6:47 p.m. Carried.

Respectfully submitted
Luann Emerson, Administrator