

VILLAGE OF FOOTVILLE  
**PLANNING COMMISSION MEETING**  
TUESDAY, FEBRUARY 24, 2026

**MINUTES**

1. The February 24, 2026, Village of Footville Planning Commission Meeting was called to order by Chairperson Sandy Baertschi at 6:16 pm.
2. Members present: Sandy Baertschi, Nathaniel Francis, Joe Schwengels, John Thomson. Also present: Jason Dupuis, Jeff Garde, Rachael Lindemann, Dennis Kottke, Lisa Mades, and Norma Spaar.
3. **Land Division and Rezoning – Rich Woodstock, 360 Gilbert Street:** Jeff Garde of Combs & Associates was present to explain the details of the proposed land division and rezoning. Rich Woodstock would like to divide his parcel at 360 S Gilbert Street. The land that is divided off would be rezoned to R1 and the remaining parcel would stay zoned as I1 – light industrial. The current Conditional Use Permit will be reviewed for any changes that may be necessary due to the land division. Motion by J. Thomson, 2<sup>nd</sup> by S. Baertschi to approve the rezoning of the property contingent on the piece it's divided from still meeting the requirements of the Conditional Use Permit. Motion carried 4-0.
4. **Application to amend Conditional Use Permit – Rachael Lindemann, 115 W Centre Street:** Rachael Lindemann was present to explain the changes she would like to make to her property at 115 W Centre Street. She would like to close in the basement entrance and build a one-bedroom apartment where the current outbuilding is. The apartment will be rented by her employee. The Conditional Use Permit she holds will need to be amended if this project is approved. Motion by N. Francis, 2<sup>nd</sup> by J. Schwengels to move forward with holding a public hearing for the Conditional Use Permit. Motion carried 2-0-2.
5. **Review Conditional Use Permit application for Norma Spaar – 121 Railroad Street:** Norma Spaar was present to explain that a friend of hers fixes mowers and snow blowers as a hobby out of her garage. He is not running a business there. Everything will be stored in the garage. Motion by S. Baertschi, 2<sup>nd</sup> by J. Thomson that a Conditional Use Permit is not required in this instance. Motion carried 4-0.
6. **Review an application for a minor land division on South Murphy Road in Plymouth Township. The proposal is splitting off farmland from the existing house and buildings. This is extra-territorial for the Village of Footville:** Motion by J. Thomson, 2<sup>nd</sup> by S. Baertschi to approve the extra-territorial land division in Plymouth Township. Motion carried 4-0.
7. **Review status of properties previously notified via clean-up letters and discuss actions the Footville Police Department will take regarding these properties:** Dennis Kottke was present to explain the items he has stored in his backyard are for his hobby. There have been numerous complaints about animals living in his backyard and it is an eyesore to look at. He will be putting up

a fence once the weather permits. The fence will be a six-foot wood fence. J. Thomson asked him to send us a letter when the fence is completed. He would like it to be finished by August at the latest. The fence must be resistant to burrowing animals. A letter will be sent to Mr. Kottke with the Commission's expectations along with a fence permit application. Other properties that will be forwarded to the police department include 216 Edward Street and 131 Edward Street. Discussion was had on what constitutes junk and what steps do we take toward verifying whether we are going to stand behind it being junk. This is something the Village Board will need to discuss and determine. Other properties were discussed that have safety concerns/structural issues with broken windows and tarped roofs. Letters will be sent to the property owners.

8. **DISCUSSION ON OTHER MATTERS NOT PROPOSED FOR ACTION:** Jason Dupuis asked what the next steps are going to be for 115 W Centre St - he will review the CUP application and give the commission his report at the next meeting.
9. **SET DATE OF NEXT MEETING:** A Public Hearing will be held at 6:00 pm on March 31, 2026, and the Planning Commission will meet at 6:15 pm on March 31, 2026.
10. **ADJOURNMENT:** Motion by J. Thomson, 2<sup>nd</sup> by S. Baertschi to adjourn at 8:15 pm.

SUBMITTED BY: STACY NEAL  
CLERK-TREASURER