

Village of Kohler
Planning Commission Meeting
July 2, 2026

Chairperson Thomas Schnettler called the meeting to order at 4:30 p.m. Roll call was taken: Tom Schnettler, Jay Hoekstra, Lee Gumm, Thomas Kramer, Lori Noonan, and Paul Bonack were present. Mike Wandschneider was absent. Staff members present: Mike Kitzerow and Cindi Gamb.

Approval of meeting minutes from June 4, 2026 – Motion by Lori Noonan, second by Lee Gumm to approve the meeting minutes from June 4, 2026. Motion carried.

Business

1. Approve building permit applications submitted by:
 - a. Steve and Pam Bissell, 535 Clearings Drive, for the installation of a window well – Motion by Jay Hoekstra, second by TJ Kramer to approve a building permit for Steve and Pam Bissell, 535 Clearings Drive for a guard rail around the window well. Motion carried.
 - b. Dominic and Lindsay Fiorini, 621 Pinetree Road, for installation of a fence – Motion by Lori Noonan, second by Paul Bonack to approve a building permit for Dominic and Lindsay Fiorini, 621 Pinetree Road for a fence. Motion carried.
 - c. Chris and Dawn Wesendorf, 515 Clearings Drive, for installation of a porch – Motion by Jay Hoekstra, second by TJ Kramer to approve a building permit for Chris and Dawn Wesendorf, 515 Clearings Drive for a porch. Motion carried.
 - d. Bernhard and Patricia Langel, 653 Upper Road, for installation of a pergola – due to the size of the pergola, that it is operational and will be attached to the house, this needs approval from Planning Commission. Motion by Lori Noonan, second by Lee Gumm to approve a building permit for Bernhard and Patricia Langel, 653 Upper Road for a pergola. Motion carried.
 - e. Steven Campione, 356 Phillip Drive, for installation of a deck. Motion by Tom Schnettler, second by Jay Hoekstra to approve a building permit for Steven Campione, 356 Phillip Drive for a deck. Motion carried.
 - f. Megan Belcher, 138 Grafton Court, for installation of a fence – Motion by Jay Hoekstra, second by Lori Noonan to approve a building permit for Megan Belcher, 138 Grafton Court for a fence. Motion carried.

- g. Justin and Cassidy Bartelt, 227 School Street, for an addition to their existing home – Motion by Lori Noonan, second by Paul Bonack to approve a building permit for Justin and Cassidy Bartelt, 227 School Street, for an addition. Motion carried.
- h. Joel and Sandy Van Ess, Lot 26 in The Clearings, for a new home – Motion by Tom Schnettler, second by Lee Gumm to approve a building permit for Joel and Sandy Van Ess, Lot 26 in The Clearings for a new home. Motion carried.
- i. Mark Bader and Lisa Koonce, Lot 11 in The Clearings, for a new home – Motion by TJ Kramer, second by Paul Bonack to approve a building permit for Mark Bader and Lisa Koonce, Lot 11 in The Clearings for a new home. Motion carried.

2. Review and recommend to Village Board:

- a. Review and recommend approval of a building permit application submitted by Roots to Roses, The Shops at Woodlake, for the installation of new signage – Motion by Tom Schnettler, second by Jay Hoekstra to recommend the Village Board approve the sign permits for Roots to Roses, Kalista and Ann Sacks with the understanding that Kalista and Ann Sacks will be issued an early start permit. Motion carried but not unanimously.
- b. Review and recommend approval of a building permit application submitted by The Sports Core/The Serve, 100 Willow Creek Drive, for the installation of new signage – Motion by Lori Noonan, second by Jay Hoekstra to recommend the Village Board approve the sign permit for The Sports Core/The Serve. Motion carried.

Adjournment

Motion by Jay Hoekstra, second by TJ Kramer to adjourn the meeting at 4:45 p.m.
Motion carried.

Cindi Gamb, Clerk/Treasurer