

Town of Christiana

Plan Commission Meeting Minutes

Tuesday, August 26, 2025

The meeting was called to order at 7:05 p.m. by Plan Commission Chairman, Tom Jelinek. In attendance were Plan Commission Members Dawn Redford, Cindy Brady and Kevin Gyland. Adam Travis was absent. Various members of the community were in attendance.

PROCEDURAL:

The meeting was properly noticed and posted.

NEW BUSINESS:

Minutes from July 22, 2025

Kevin Gyland moved to approve the minutes of the July 22, 2025, meeting. Cindy Brady seconded the motion.

Motion passed 4-0

Discussion and possible action regarding Steven Weinberger's request to rezone parcel number 016/0612-354-9100-0 (receiving property) from FP1 to RR2 using a transfer of development rights from parcel number 016/0612-173-8000-9 (sending property).

Dawn Redford noted an error in Mr. Weinberger's request. The present zoning of the receiving property on the application was listed as RR-2. The correct zoning is FP-1. The committee felt the error could be easily corrected on the paperwork. The remainder of the paperwork was in order and Mr. Weinberger provided a density study for the sending property indicating that there was a split available.

There was discussion on the sending property being included in the Koshkonong Solar project however there is not currently any solar construction taking place on the parcel the split is coming from. Dawn Redford reminded the committee that the intent of transfers of development rights is preserving land for agricultural use and suggested requiring an agricultural conservation easement on sending property. Tom Jelinek reminded the committee that the sending property would not be eligible for more splits for 5 yrs.

Dawn Redford made a motion to approve the re-zone and transfer of development rights with the understanding that the sending parcel is to include an agricultural conservation easement. After further discussion the motion was amended to include that the remaining 246.26 acres of the sending property will not be eligible for anymore splits for 5 years from August 26, 2025, and the receiving property will not have any more development rights. Cindy Brady seconded the motion.

Motion carried 4-0.

ADJOURNMENT

Kevin Gyland made a motion to adjourn the meeting. Cindy Brady seconded the motion.

Motion carried 4-0.

*Respectfully submitted by,
Dawn Redford*