

**Town of Brussels Plan Commission meeting
May 28, 2026
Brussels Community Center**

The meeting was called to order at 6:28 pm by Chairman Mark Marchant.

Quorum was established, with the following members present:

Mark Mark Marchant, Chairman
Matt Phillips

Joel Daoust
Austin Vandertie

Kyle Guilette
Bill Vandertie

Agenda for Consideration of a Conditional Use Application was approved; motion Daoust, seconded by B. Vandertie:

Parcel #0040003262441A6 and #0040003262441A5, 1716 Ullman Court
To create 18 storage condominiums to complete the proposed development and complement the existing mini-storage building and storage building on site.

The Plan Commission reviewed the conditional use application of David Allen. David presented his site concept plans which would integrate the existing two buildings already existing on the site. Timeline for development would be to first build units labeled 3, 4, 5 on the attached, then based on demand and funding proceed to phase 2, which would need to be the detention pond, and then finally completing the project by building the rest of the units as warranted by demand and funding. There would eventually be electrical run to each building and internal gravel roads among them. There is no initial intent to add bathroom facilities to any of these units.

Kyle Guilette shared that the presented plan meets zoning code compliance, however, the parcels need to be combined into 1 taxable parcel.

The Commission and Mr. Allen then agreed on the following conditions:

-Color scheme of the additional units is to stay consistent with that of the existing mini storage building, which runs parallel to the highway.

-No port-a-potties are to be placed on the site, other than during construction, but must be removed immediately following the active construction phase

-Site must be maintained at a "nicely groomed" level or better, with grass and landscaping installed, as a part of the initial development phase, between units 3, 4, 5 and the highway. The expectation is that the site will be mowed, or kept cut, on a regular basis into the future. *Additionally, Mr Allen agreed to extend this grass/landscaping installation to the area in front of the existing mini-storage building as well.*

Motion to approve the plans as submitted, along with the agreed upon conditions as identified above, forwarded to the Town Board as a recommendation; Motion Daoust, seconded by B. Vandertie carried unanimously on a voice vote.

Adjourned at 7:02 PM. Recorded by Sherri Dantoin, Clerk