

**PLAN COMMISSION
MEETING MINUTES
NOVEMBER 4, 2025**

1. CALL TO ORDER AND ROLL CALL:

Mary Knipper called the meeting to order at 6:30pm. Other members present: Mary O'Connor, Bob Nieuwenhuis, Jim Johnson, Craig Davis, Doug Siperly, and Kim Jedlicka. Other staff members present were John Olson, David Rasmussen, and Brett Biwer.

2. COMMENTS AND SUGGESTIONS OF CITIZENS PRESENT REGARDING ITEMS ON THE AGENDA AND/OR COMMUNICATIONS:

Several neighbors of Lakeland Church along STH 67 have submitted a signed petition recommending the Plan Commission not allow any changes or removal of the existing Conditional Uses for Lakeland Community Church. Letters of opposition were also submitted by Lee & Sherry Fickau.

--Sherry Fickau, N3214 STH 67, supports all neighbors opposed to changing any existing Conditional Uses for Lakeland Community Church. She is also concerned the landscaping plan & screening was never completed and never will be completed.

--Louis Soplanda, 3289 STH 67, supports all neighbors opposed to changing any existing Conditional Uses for Lakeland Community Church. He also expressed concerns that Lakeland has violated the Noise Ordinance in the past and is concerned the Dry Hydrant is functional and sufficient.

--Becky Oehmen, N3251 STH 67, supports all neighbors opposed to changing any existing Conditional Uses for Lakeland Community Church. She also requested that specifically conditions #18 & #21 be enforced.

--Christine Paczkowski, N3176 STH 67, supports all neighbors opposed to changing any existing Conditional Uses for Lakeland Community Church. And she is opposed to granting the Variance requested. She is also concerned about the brightness & illumination of the church signage.

--Lee Fickau, N3146 STH 67, specifically asked all Plan Commission members to "put yourself in the shoes" of several neighbor property photos he submitted with vision of the church seen through various windows of their homes. He also expressed concerns of the current septic system capacity and any additional negative impacts caused by church growth due to another building addition.

3. APPROVAL OF THE SEPTEMBER 2, 2025 MINUTES:

Motion by Nieuwenhuis and seconded by Davis to approve the minutes. All ayes, motion carried 7-0.

4. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY BROWNS SERVICE, 3808 SOUTH SHORE DR., (FD3200119) FOR A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A 60' X 190' GOLF CART STORAGE BUILDING:

Joe & Jake Brown were present to explain their application. There was some discussion about a possible existing Conditional Use Permit and it was later clarified that was for a different use including sales.

Motion by Nieuwenhuis and seconded by Jedlicka to recommend approval of the new Conditional Use Permit or to amend the existing Conditional Use Permit subject to the following conditions:

- 1.) Compliance with the Town Lighting Ordinance
- 2.) No outdoor storage
- 3.) Hours of operation shall be Monday-Friday 7:00am to 5:00pm

All ayes, motion carried 7-0.

5. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY DELAVAN LAKE ENTERPRISES LLC, 5020 STH 50, (FD2500002) FOR A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A 200' X 60' BOAT STORAGE BUILDING AND TO ALLOW BOAT STORAGE IN 2 EXISTING BUILDINGS:

Pete Juergens was present to explain their application. They have 2 existing 200' X 60' buildings on the property (behind Lollipups) they are applying for Boat Storage. And they plan to construct a new 200' X 60' building for the same use of Boat Storage. If granted, this Conditional Use Permit will replace a former Conditional Use Permit allowing a Haunted House seasonal operation dated 8-16-2018

Motion by Jedlicka and seconded by O'Connor to recommend approval of the Conditional Use Permit subject to the following conditions:

1. Compliance with the Town Lighting Ordinance

2. No outside lighting
3. No outdoor storage
4. No boat sales
5. Hours of operation shall be every day 7:00am to 5:00pm.

All ayes, motion carried 7-0.

6. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY SOUTH SHORE STORAGE LLC, 3714 SOUTH SHORE DR., (FHO00001) FOR A POST-CONSTRUCTION SIDE YARD SETBACK VARIANCE OF .3' (3-4") TO ALLOW A BUILDING TO REMAIN IN ITS CURRENT LOCATION:

Attorney Tim Brovold was present to explain their application. Their contractor made an error when laying out the building and was unaware of the slight angle at the end of the property. This caused the 40X60' building to be slightly closer to the neighboring property line than the required Side Yard Setback of 10'. There would be substantial cost to tear down and reconstruct the existing building.

Motion by Nieuwenhuis and seconded by O'Connor to grant a Side Yard Setback Variance of .3' or 3-4". All ayes, motion carried 7-0.

7. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY JAMES & MISTY QUINN, 5711 AMOS RD., (FD300001) FOR A CERTIFIED SURVEY MAP TO CREATE A BUILDABLE LOT:

Misty Quinn was present to explain their application. They are applying for a new Certified Survey Map to create a separate buildable lot to allow for construction of a new residential home sometime in the future.

Motion by O'Connor and seconded by Johnson to recommend approval of the new Certified Survey Map dated 7-17-2025. All ayes, motion carried 7-0.

8. DISCUSSION/POSSIBLE ACTION ON THE APPLICATION BY LAKE LAND COMMUNITY CHURCH, N3181 STH 67, (FA395600002) FOR A CONDITIONAL USE PERMIT AMENDMENT & VARIANCE TO ALLOW A BUILDING & PARKING EXPANSION:

Pete Schneider-architect, Chris Hodges-engineer, John Strong, and Pastor Richard Holt were present to explain their application. The church is applying for a building, parking, and access development plan to include the following 7 phases over the next 5 years as funding is available:

1. New STH 67 road connection (2026-Phase 1) This access has already been approved by the DOT.
2. Expanded Parking (2026-Phase 1) Southeast lot, Center lot, & Loop Road.
3. Children's Ministry Wing Addition (2026/2027-Phase 2a & 2b) North end of building
4. Gathering & Café Addition (2028/2029-Phase 3)
5. Auditorium Main Level Renovation (2029-Phase 4)
6. Auditorium Mezzanine (2030-Phase 5)
7. Marque Sign (2030-Phase 6)
8. Parking Asphalt Completion (2031-Phase 7)

Total Building SF will increase from 56,192 to 70,692, or an increase of 14,500 SF.

Total parking capacity will increase from 440 spaces to 789 spaces, or an increase of 349 new spaces.

Total seating capacity will increase from 1000 people to 1500 people, or an increase of 500.

Commission members expressed concerns about allowing building expansion again when served by their current septic system. They further asked about the development plans of neighboring property owners over the next 5-10 years to possibly facilitate a sewer extension. They referenced condition #18 listed in the Conditional Use Permit: "The church agrees it will not expand the building past its existing size unless a municipal sanitary sewer system becomes available." They also asked for additional review of the current Mound/Septic system and capacity.

Motion by O'Connor and seconded by Johnson to table the application. All ayes, motion carried 7-0.

9. DISCUSSION/POSSIBLE ACTION ON ADDRESSING:

Motion by O'Connor and seconded by Jedlicka to assign 2610 Willow Point Dr. to parcel #FD290002C. All ayes, motion carried 7-0.

Motion by Nieuwenhuis and seconded by Davis to assign 4200 Robbins Rd. to parcel #FSU00024. All ayes, motion carried 7-0.

10. ADJOURNMENT:

Motion by Knipper and seconded by Nieuwenhuis to adjourn at 8:55pm. All ayes, motion carried 7-0.

