

MINUTES—PLAN COMMISSION
SEPTEMBER 9, 2024

1. CALL TO ORDER WITH ROLL CALL.

THE MEETING WAS CALLED TO ORDER AT 6:00PM BY CHAIRMAN SCHOPF WITH THE FOLLOWING MEMBERS PRESENT; DARREL LAUTENBACH, DAVID SCHATNER, FRANK PAUL, PAM KRAUEL, STEVE SCHOPF AND 8 INDIVIDUALS IN THE AUDIENCE.

2. ADOPT THE AGENDA.

SCHATNER MOVED TO ADOPT THE AGENDA, SECOND BY LAUTENBACH, MOTION CARRIED.

3. APPROVAL OF MINUTES

JULY 18, 2024—SCHOPF MOVED TO APPROVE, SECOND BY LAUTENBACH, MOTION CARRIED.

4. OPEN SESSION.

NO DISCUSSION.

5. PROPOSED CERTIFIED SURVEY MAPS:

A. CREATION OF 4.691 AND 2.0 ACRE TRACTS LOCATED AT 6228 & 6216 HWY 42, OWNERS DAN & PAM ASH WERE IN ATTENDANCE. LAUTENBACH MOVED TO APPROVE, SECOND BY SCHATNER. MOTION CARRIED.

B. CREATION OF 1.50 ACRE TRACT AT 5585 SUNNY SLOPE ROAD. MARTEN LIVING TRUST. SURVEYOR, BRIAN FRISQUE WAS IN ATTENDANCE. SCHATNER, LAUTENBACH. CARRIED.

6. PROPOSED ARCHITECTURAL REVIEWS:

A. ADDITION TO STONE HEDGE GOLF BAR & RESTURANT AREA LOCATED AT 4320 COUNTY E. IN ATTENDANCE WAS OWNER, KEVIN WEHRENBURG. THE ADDITION WILL BE BEHIND THE EXISTING PRO SHOP AND RESTURANT. THERE WILL BE EXTERIOR LIGHTING BUT WILL MEET FULL CUT OFF LIGHTING. LAUTENBACH MOVED TO APPROVE THE ARCHITECTURAL REVIEW FOR STONE HEDGE GOLF CLUB, SECOND BY SCHATNER, MOTION CARRIED.

B. ADDITION TO BLASIER PERFORMANCE SHOP LOCATED AT 5757 HWY 42. OWNER, TRAVIS BLASIER WAS IN ATTENDANCE. THE ADDITION WILL BE BEHIND THE EXISTING BIKE SHOP FOR MORE ADDED STORAGE FOR MOTORCYCLES AND EQUIPMENT. LIGHTING ON THE BACK SIDE OF THE BUILDING WITH BE FULL CUT OFF LIGHTING. SCHATNER MOVED TO APPROVE ARCHITECTURAL REVIEW, SECOND BY KRAUEL. MOTION CARRIED.

C. PROPOSED FILL STATION FOR FERRELLGAS LOCATED AT 6452 HWY 42. IN ATTENDANCE WERE TWO REPRESENTATIVES FROM FERREL GAS AND ROB ESPOSITO, OWNER OF THE PROPERTY. THERE WAS A LENGTHY DISCUSSION WITH THE PLAN COMMISSION, FERREL GAS AND ESPOSITO TO COME UP WITH THE BEST POSSIBLE SCREENING FOR THE PROPOSED 60,000 GALLON PROPANE TANK LOCATED BEHIND THE EXISTING COMMERCIAL BUILDING LOCATED AT 6452 HIGHWAY 42. THE TANK WILL BE FENCED IN WITH SCREENED FENCING AND THE TANK WILL BE PAINTED TO MATCH THE FENCING. THEY WILL BE USING THE EXISTING DRIVEWAY.

SCHARTNER MOVED TO APPROVE ARCHITECTURAL REVIEW WITH THE FOLLOWING REQUIREMENTS, FULL CUT OFF LIGHTING, TANK PLACED ACCORDING TO LAYOUT PRESENTED. TANK TO BE PAINTED TAN TO MATCH FENCING THAT WILL BE PLACED AROUND THE TANK. THERE WILL BE TWO STAGGERED ROWS OF TREES PLANTED ON THE NORTH AND SOUTH SIDE OF THE TANK THAT WILL BE A COMBINATION OF WHITE PINE AND ARBORVITAE WITH A START UP PLANTING OF AT LEAST 6 FEET TALL. SECONDED BY KRAUEL, MOTION CARRIED.

AT THIS TIME FRANK PAUL ATTENDED THE MEETING.

7. ADJOURNMENT.

SCHARTNER MOVED TO ADJOURN, SECOND BY KRAUEL, MOTION CARRIED. 6:50PM

RESPECTFULLY;

PAM KRAUEL, CLEKR