

MINUTES—PLAN COMMISSION

AUGUST 11, 2025

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, DAVE SCHATNER, FRANK PAUL, PAM KRAUEL, STEVE SCHOPF AND 6 INDIVIDUALS IN THE AUDIENCE.

2. ADOPT THE AGENDA

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

3. APPROVAL OF MINUTES.

JULY 14, 2025 MINUTES; SCHATNER MOVED TO APPROVE, SECOND BY PAUL, MOTION CARRIED.

4. OPEN SESSION

GARY STENZEL ADDRESSED THE COMMISSION OF THEIR CONCERNS ON THE BROWN VARIANCE REQUEST. HE INDICATE THEIR CONCERNS OF THE BROWNS PROPERTY AND THE USE OF THE PROPERTY. THEY HAVE A PROPERTY AT THE END OF SCRAMBLED LANE. THEY ASK THAT THE COMMISSION NOT GRANT THE VARIANCE REQUEST. ONE OF THE MANY CONCERNS IS HOW WOULD THIS PROPOSED BUSINESS BE MONITORED WITH TRAFFIC CONTROL. STENZEL HANDED OUT A COPY OF WHAT HE READ TO THE COMMISSION WHICH IS ON FILE.

DAVID ENIGL ADDRESSED HIS CONCERNS OF THE PROPOSED PROJECT. ENIGL PROVIDED A COPY OF WHAT HE READ TO THE COMMISSION A COPY IS ON FILE.

CRAIG KORN ON MEMORIAL DRIVE HAD SOME PERMITTING QUESTIONS. HE WILL REACH OUT TO THE CLERK'S OFFICE.

5. REQUEST FOR VARIANCE TO EXCEED THE 1.5 ACRE MINIMUM PER DWELLING AND OR COMMERCIAL BUILDING PER 3.05(3) OF THE BUILDING CODE. LOCATED AT 7826 MEMORIAL DRIVE.

OWNERS KEVIN AND CHRISTINE BROWN ADDRESSED THE COMMISSION.

THE BROWNS ADDRESSED SOME OF THE CONCERNS THAT WERE BROUGHT UP IN OPEN SESSION. THEY FURTHER STRESSED WHAT THEY WILL BE USING THE BUILDING FOR WHICH IS LAID OUT IN THEIR LETTER FOR REQUEST FOR VARIANCE. THEY WOULD NOT EXCEED 9:00PM AND ARE NOT ALLOWING BUSES. THE MOST THEY WOULD SERVICE IS 20 PEOPLE WITH A MAXIMUM OF 10 CARS. BROWN INDICATED THEY RECENTLY BOUGHT THE PROPERTY IN GOOD FAITH AND UNFORTUNATELY THE ADVICE OF THE REAL ESTATE COMPANY INFORMED THE BROWNS THE PROPERTY WAS UNZONED AND THEY WOULD HAVE NO PROBLEM MOVING FORWARD WITH THEIR BUSINESS. KRAUEL INDICATED HER OFFICE WAS NEVER CONTACTED TO INQUIRY ABOUT WHAT COULD BE DONE ON THIS PROPERTY AND SHE FURTHER STRESSED THE BUILDING CODES ARE ON THEIR WEB SITE.

THE COMMISSION ASKED IF THEY REACHED OUT TO ADJOINING PROPERTY OWNERS TO OBTAIN ENOUGH ACREAGE TO BE COMPLIANT? BROWN NOTED THEY HAVE REACHED OUT AND AT THIS TIME HAVE NOT HEARD BACK.

SCHARTNER MOVED TO RECOMMEND THE TOWN BOARD DENY VARIANCE BECAUSE OF NO HARDSHIP AND BAD ADVICE FROM THEIR REALTOR, SECOND BY LAUTENBACH. MOTION CARRIED UNANIMOUSLY.

6. ADJOURNMENT

LAUTENBACH MOVED TO ADJOURN, SECOND BY SCHARTNER, MOTION CARRIED. 6:30PM.

RESPECTFULLY;

PAM KRAUEL, CLERK