

MINUTES—PLAN COMMISSION
DECEMBER 8, 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, FRANK PAUL, PAM KRAUEL, STEVE SCHOPF AND 1 INDIVIDUAL IN THE AUDIENCE. ABSENT, DAVE SCHATNER.

2. ADOPT THE AGENDA.

PAUL ADOPTED THE AGENDA, SECOND BY LAUTENBACH, MOTION CARRIED.

3. APPROVAL OF MINUTES.

NOVEMBER 10, 2025 MINUTES. LAUTENBACH MOVED TO APPROVE, SECOND BY PAUL, MOTION CARRIED.

4. OPEN SESSION.

5. ARCHITECTURAL REVIEW:

A. PROPOSED RETAIL SHOP LOCATED AT 5739 HIGHWAY 42. OWNER, SHERRIE PATTEN WAS IN ATTENDANCE A LITTLE LATER IN THE MEETING SO THE BOARD ADDRESSED THE SECOND ITEM ON THE AGENDA FIRST. PATTEN HANDED OUT THE CURRENT EXTERIOR OF THE BUILDING AND A CONCEPT PICTURE OF REPAINTED BUILDING. SHE IS PROPOSING A RETAIL CANDY—ICE CREAM SHOP. CURRENTLY THEY WILL HANDLE OVERFLOW PARKING ON THE LAWN. SHE WAS INFORMED ANY LIGHTING WILL NEED TO BE FULL CUT OFF LIGHTING. DRIVEWAY ALREADY BLACKTOPPED. THEY ANTICIPATE BEING OPEN MARCH – OCTOBER. FRANK PAUL MOVED TO APPROVE ARCHITECHURAL REVIEW OF THE RETAIL SHOP, SECOND BY LAUTENBACH. MOTION CARRIED.

B. PROPOSED BAYSIDE DOCK COMPANY LOCATED ON COUNTY ROAD T, PARCEL#008-03-313302711D. OWNER, ALVIN MCFEELY WAS IN ATTENDENCE. BUILDING WILL BE BEHIND CURRENT GROWTH OF TREES. LIGHTING WILL BE BY THE SERVICE DOOR WHICH HE WAS TOLD WILL NEED TO BE FULL CUT OF LIGHTING. THE DRIVEWAY WILL NEED TO BE BLACKTOPPED THE FIRST 25'. HE INDICATED THERE WILL BE A SIGN ON THE BUILDING AND WILL MEET THE SIGN REQUIREMENTS. LAUTENBACH MOVED TO APPROVE ARCHITECHURAL REVIEW, SECOND BY PAUL, MOTION CARRIED.

6. ADJOURNMENT.

LAUTENBACH MOVED TO ADJOURN, SECOND BY PAUL, MOTION CARRIED. 6:20PM

RESPECTFULLY;
PAM KRAUEL, CLERK