TOWN OF THERESA PLAN COMMISSION
April 29, 2026

The April 29th, 2026 meeting of the Plan Commission was called to order by Chairman Jim Krieger at 7:30 p.m. Other board members present were Rick Steger, Todd Bodden, Fred Fink, Dan Duthie and Jeff Justman. Dan Schmidt was absent. The minutes from the March 25th, 2026 Plan Commission meeting were read by Rick Steger. Jeff Justman motioned to approve the minutes and Fred Fink seconded. Motion carried (6 ayes).

Owner and Petitioner: Blake Wondra
Chairman Krieger read the Conditional Use Permit application of Blake Wondra. Blake Wondra explained that he needs to build a new home. The home that is on the property now is in dire need of repairs. He will tear down the old house. There was discussion about time limits, etc. on razing old homes where a new one is being built to replace it. This will be further discussed at a future meeting. It was decided that Wondra will need to raze the old house within six months of getting his Certificate of Occupancy. The points in 9.6 of the Theresa Zoning Ordinance were reviewed.
Vote: 6 yes, 0 no
The Conditional Use Permit application to build a single family home was approved with the condition that the old house is razed within six months of receiving a Certificate of Occupancy. The property is located atN8889 North Pole Rd., Theresa, in tax key number 042-1217-1134-003.

A motion was made by Todd Bodden and seconded by Dan Duthie to adjourn the meeting. Motion carried (6 ayes). The meeting was duly adjourned at 8:10 pm.

Respectfully Submitted,
Diane Steger
Zoning Secretary