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Village of Genoa City

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Planning Commission Meeting Minutes – June 11th, 2026

COMMISSION MEMBERS

Ken Parker
Chairperson

Joyce DeLong
Trustee

Scott Popenhagen
Member

Mark Santner
Member

Patrick ShermanA
Member

Duane Gallo
Member

Jackie Haase
Member

1) Call Meeting 6/11/26 to Order/Roll Call
Chairperson Ken Parker called the Plan Commission Meeting to order 6/11/26 at 6:30pm. Roll Call: Ken Parker-here; Joyce DeLong-here; Scott Popenhagen-here; Mark Santner-here; Patrick Sherman-absent; Duane Gallo-here; and Jackie Haase-here.

2) Approval of Minutes: May 14th, 2026, Planning Commission Minutes.
DeLong/Popenhagen motion to approve the minutes; carried 5-0-0 (absent: Patrick Sherman)

3) Unfinished Business *(Discussion and Possible Approval)*:
a. None.

4) New Business: *(Discussion and Possible Approval)*:

a) Public Hearing to consider a Conditional Use Permit under §310-53, filed by Fares Barakat for a retail motor vehicle wholesale dealer, Maze Auto Sales Inc. Location: 112 Elizabeth Lane Unit C (Tax Parcel #TA249500002). Zoning: B-2; Highway General Business District.

i. Open Public Hearing
DeLong/Gallo motion to open public hearing; carried 5-0-0 (absent: Patrick Sherman)

ii) Presentation to consider a Conditional Use Permit under §310-53, filed by Fares Barakat for a retail motor vehicle wholesale dealer, Maze Auto Sales Inc. Location: 112 Elizabeth Lane Unit C (Tax Parcel #TA249500002). Zoning: B-2; Highway General Business District.

iii) Public's Opportunity to Testify *None*
DeLong/Gallo motion to close Public Hearing; carried 5-0-0 (absent: Patrick Sherman)

iv) Discussion and Recommendation to the Village Board.
DeLong/Santner motion to recommend the Board approve this CUP; carried 5-0-0 (absent: Patrick Sherman)

b) Public Hearing to consider a change in zoning for 39.07 acres on South Road, parcel TVGC 00106 from M-1 to M-2 to build a sports center.
i) Open Public Hearing
DeLong/Gallo motion to open public hearing; carried 5-0-0 (absent: Patrick Sherman)

ii) Presentation to consider a change in zoning for 39.07 acres on South Road, parcel TVGC 00106 from M-1 to M-2 to build a sports center.

iii) Public's Opportunity to Testify
Scott F-208 South Rd- wanted to know more about it – David Laurine explained it.
Popenhagen/Gallo motion to close Public Hearing; carried 5-0-0 (absent: Patrick Sherman)

iv) Discussion and Recommendation to the Village Board.
DeLong/Gallo motion to recommend the Board approve the change in zoning; carried 5-0-0 (absent: Patrick Sherman)

c) Public Hearing to consider an amendment in the zoning ordinance to Amend Chapter 310-69 A, 310-69 F 1(b) and 310-69C 8 (a) Fences. (Re-Adoption)

i. Open Public Hearing
DeLong/Gallo motion to open public hearing; carried 5-0-0 (absent: Patrick Sherman)

ii) Presentation to consider a re-adoption to amend Chapter 310-69 A, 310-69 F 1 (b) and 310-69 C 8 (a) Fences.

iii) Public's Opportunity to Testify
None.
DeLong/Popenhagen motion to close Public Hearing; carried 5-0-0 (absent: Patrick Sherman)

v) Discussion and Recommendation to the Village Board.
DeLong/Santner motion to recommend the Board approve zoning ordinance; carried 5-0-0 (absent: Patrick Sherman)

5) CSM (2) for David Laurine
DeLong/Gallo motion to approve both CSM's contingent on staff review and approval; carried 5-0-0 (absent: Patrick Sherman)

6) CSM Mike Durbin (contingent on staff review & approval)
DeLong/Gallo motion to approve CSM contingent on staff review and approval; carried 5-0-0 (absent: Patrick Sherman)

7) Adjournment:
DeLong/Gallo motion to adjourn, carried 5-0-0 (absent: Patrick Sherman) Adjourned at 6:51pm.

~~Ken Parker, Chairperson~~
Scott Popenhagen, meeting chairperson

Jackie Petritis, Clerk Treasurer

* Notice is hereby given that a majority of the Village Board will be present at a meeting of the Planning Commission for a subject over which they have decision making responsibility. This constitutes a meeting of the Village Board pursuant to State ex rel Badke v. Greendale Village Bd., 173 Wis, 2d 553, 494 N.W. 2d 408 (1993), and must be noticed as although the Village Board will not take any formal action at the meeting.

ADA NOTICE: Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request services please contact the Municipal Clerk at 262-279-6472.