

Plan Commission Minutes May 20, 2025, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Austen Conrad, Scott Peters, Karen Pominville, Eric Johnson, Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Brassington called the meeting to order at 7:00 P.M.

2. PUBLIC APPEARANCES.

There were no public appearances during this section.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the January 8, 2025, Joint Plan Commission and Community Development Authority meeting.

Brassington moved to approve the minutes of the January 8, 2025, Joint Plan Commission and Community Development Authority meeting. Peters seconded the motion. Motion passed 7-0.

- b. Motion to approve the minutes of the January 13, 2025, Joint Community Development Authority meeting and Plan Commission meeting.

Brassington moved to approve the minutes of the January 13, 2025, Joint Community Development Authority and Plan Commission meeting. Peters seconded the motion. Motion passed 7-0.

- c. Motion to approve the minutes of the April 15, 2025 meeting.

Brassington moved to approve the minutes of the April 15, 2025, Plan Commission meeting. Fessler seconded the motion. Motion passed 6-0-1, with abstentions from Reynolds.

4. PUBLIC HEARINGS.

- a. Public hearing for a Conditional Use Permit requested by Jason Preisler for an additional fifth dwelling unit located at 6212 South Court.

Prior to opening the public hearing, Chair Brassington noted that the Commission will address agenda items 4a, 5a, and 5b first before 4b and 4c. The Commission

were in consensus with the reordering of the agenda. Brassington opened the public hearing at 7:05 PM on the agenda item. Thao provided a summary on the agenda item, reviewing past activities and past approved conditions of approval. Thao's summary included the impact of the additional fifth unit on the property. The applicant was present in-person for questions. Staff asked the applicant to clarify responses in their application regarding separate meters if it was an electrical meter they were referring to or water. The applicant affirmed it was an electrical meter. No additional comments or concerns from the Commission. Brassington closed the public hearing at 7:07 PM.

- b. Public Hearing on Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD – Planned Development District – General Plan Approved. Rezoning requested by Lakestone Properties.

Brassington opened the public hearing at 7:17 PM. Bremer provided a summary of the procedures for submitting for a Planned Development District and activities the Applicant has completed to this point. Bremer provided a summary of the general development plan concept highlighting the buildings, lot sizes, setbacks, ROW, and Department Head's letters. Bremer explained potential next steps if the project moved forward and answered scenarios where if no future action was taken by the Applicant the zoning would revert back to A-1 per the terms within Ordinance 2025-07.

Brett Reimen and Brian Spanos, Lakestone Properties and Applicant, were present and provided additional comments on the preapplications and concept. Reimen indicated that Lakestone is closing on the acquisition of 2921 CTH AB at the end of the month.

Jeff Knudson and Noah Leonard, with SRF (Traffic Engineers), presented to the Commission a slide summary on the completed Traffic Impact Analysis. Leonard discussed the data collected, areas of study, and recommendations based on findings. Leonard's discussion included recommendations for the development site and general area. The Commission discussed details of the data collected, direction of traffic flow, site improvements, on-street parking, street cross sections, areas of congestions not included in the study, speed limit changes, and park improvement. Bremer and Spanos provided clarification on the parkland dedication. Further the Commission discussed annexation of the adjacent 2921 CTH AB into the Village, vision triangle, building size and setback, and homeownership.

Barbara Foy, 5350 N Peninsula Way, commented on the flow of traffic and its findings in the study in contrast to available amenities in the Village. Leonard provided additional clarification on the data's forecast for future growth, referencing the data and slides shown.

Lynne Hettrick, 5711 Main St, had questions regarding on-street parking, household sizes, number of rooms per unit offered within the General Plan and how Lakestone will regulate this. Reimen provided clarification on unit size, vehicles per unit, on-street parking,

Bremer read into record two letters submitted to the Plan Commission in support of the project. The letters were from:

- Jackie Hammond, 6060 Perrot Place
- Nate Kirch, 2891 CTH AB

Brassington closed the public hearing at 8:52 PM.

- c. Public Hearing on Sperle Corners, a preliminary plat submitted by Lakestone Properties for a proposed 147-unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

Brassington opened the public hearing at 8:53 PM. Bremer provided summary on the agenda item and reviewed the time limitations under state statutes for consideration of approval of a Preliminary Plat. No comments were received during this time. The Commission did not have additional comments or concerns. Brassington closed the public hearing at 8:55 PM.

5. BUSINESS.

- a. Discussion and action on a Conditional Use Permit requested by Jason Preisler for an additional fifth dwelling unit located at 6212 South Court.

No additional updates from staff. No additional comments or concerns from the Commission members.

Brassington motioned to approve a Conditional Use Permit requested by Jason Preisler for an additional fifth dwelling unit located at 6212 South Court, with the following conditions of approval:

1. Applicant to provide confirmation of private trash and recycling pick-up services for the property to the Village Public Works Department prior to receiving an occupancy permit for the fifth dwelling unit.
2. Applicant to provide payment for all applicable Village impact fees for the additional fifth dwelling unit as part of the building permit.

Fessler seconded the motion. Motion passed 7-0.

- b. Discussion and action on a Site Design Review Permit requested by Carlos Aranda to remodel the rear portion of the existing commercial building located at 4307 Triangle Street.

Thao provided a summary on the agenda item discussing the scope of the building's remodeled rear. Bremer provided additional background information on the previous remodeling to the building's front façade. Staff explained the details of the proposed workshop's conformance to the Village's side setback. The Commission discussed the scope of work being done and changes impacting less than 50% of the property, and rear yard easement of the building and adjacent properties.

Brassington motioned to approve a site design review permit requested by Carlos Aranda to remodel the rear portion of the commercial building, located at 4307 Triangle Street with the following conditions of approval:

1. Exterior rear wall-mounted light fixtures shall be full cutoff downcast fixtures to limit light trespass.
2. Applicant to maintain the existing green space in the rear yard as pervious area.

Peters seconded the motion. Motioned passed 7-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, June 17, 2025, at 7:00PM

7. ADJOURNMENT.

Fessler motioned to adjourn. Peters seconded the motion. Motion passed 7-0. Meeting adjourned at 8:56 PM.