



Report to Planning Commission

Agenda Item: Discussion and possible action regarding the review process to reverse Plan Commissions Decisions.

Meeting Date: February 16, 2026

Referring Body: Plan Commission

Committee Contact: Dan Lesniak

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: Discussion and possible action regarding the review process to reverse Plan Commissions Decisions.

OBJECTIVE(S): Review and discuss current ordinance language.

HISTORY/BACKGROUND: On 10/21/2024 the Plan Commission discussed various aspects of §520-121 - Conditional use permits and §520-124 Site Plan Procedures. Staff provided background information regarding the Conditional Use and Site Plan Process, Review Criteria, Conditions of Approval, 2017 ACT 67, Renewals, Transfers and Appeals and Possible Changes to Existing Language. Staff was given direction and was asked to place this item on the 11/18/2024 PC Meeting Agenda.

On 11/18/2024, the Plan Commission reviewed draft language and discussed the issue of renewals. Staff was directed to research further.

On 2/17/2025, the Plan Commission reviewed and discussed draft language and options related to renewal and revocation of Conditional Use Permits. Staff was given direction to make appropriated changes and to bring back revised language for the next Planning Commission Meeting.

On 3/17/2025, staff presented the most recent proposed changes. As a result, the Plan Commission directed staff to hold a public hearing on April 21, 2025, to gather public input related to these changes.

On 4/21/2025, the Plan Commission held a public hearing and passed a motion to recommend Village Board approval.

On 7/28/2025, placed on the VB agenda under Review and Discussion. Community Development Director Peter Wegner introduced this item to the VB members. He explained the background and recommended action.

On 8/11/2025 The VB Motion by Joling/Myszka NOT to approve proposed changes to Conditional Use Permits 520-121 and proposed changes to 520-124 Site Plan Procedures. Motion carried by roll call vote. 7:0. Discussed background of proposed changes; attorney review; past action by Village Board; power of Village Board vs. Board of Appeals in this matter; required state statute procedure; compatibility with the Comprehensive Plan; and further discussion with the Plan Commission.

RECOMMENDED ACTION: Review updated information and direct staff to make changes as needed.

ATTACHMENTS: 520-121 and 520-124, 4/21/2025 Public Hearing Drafts and History.