

Meeting Minutes
New Prague Planning Commission
Wednesday, October 22nd, 2025

1. Call Meeting to Order

The meeting was called to order at 6:30 p.m. by Chair Dan Meyer.

The following members were present: Chair Dan Meyer, Ann Gengel, Brandon Pike, Jason Bentson.

The following members were absent: Shawn Ryan.

City Staff Present: Planning and Community Development Director Ken Ondich, Planner Evan Gariepy.

2. Public Invited to Be Heard on Matters Not on the Agenda

A motion was made by Pike, seconded by Gengel, to open the meeting to the public. Motion carried (4-0).

No public comments were given.

A motion was made by Pike, seconded by Gengel, to close the public meeting. Motion carried (4-0).

3. Approval of Regular Agenda

A motion was made by Pike, seconded by Bentson, to approve the October 22, 2025 regular meetings agenda. Motion carried (4-0).

4. Approval of Previous Meeting Minutes

A. August 27th, 2025, Regular Meeting

A motion was made by Pike, seconded by Gengel, to approve the August 27th, 2025 regular meeting minutes. Motion carried (4-0).

5. NEW BUSINESS

A. None Discussed

6. OLD BUSINESS

A. None Discussed

7. Miscellaneous

A. Unified Development Code

i. Survey Results

Ondich presented the results from the public survey for the Unified Development Code, conducted by Bolton & Menk, as information. He stated there were over 200 responses, predominantly from residents of New Prague.

Ondich stated that most respondents believe there is not enough parking for businesses, and Ondich stated that this was primarily interpreted as being for downtown rather than larger spread-out commercial areas. He stated there is currently no architectural/aesthetic code for commercial B-3 buildings and industrial buildings out of downtown, but it is being discussed for addition to the UDC. Ondich also reported that the third draft of the UDC was given to staff just prior to the meeting, and is currently being reviewed.

Meyer discussed the risks of parking recreational vehicles and cars on grass. Pike stated that the additional parking from POPS will provide more parking for downtown. Meyer stated that it is good that downtown parking is free, and he supports that it remains free rather than metered. Pike stated that New Prague, as a bedroom city, does not have a large demand for public electric vehicle charging stations. Ondich stated that the updated UDC will include language for solar panels. Meyer inquired about small roof-mounted residential wind turbines, and there was general discussion on renewable energy.

ii. Joint Workshop with City Council on 11/3/25

Ondich reported that the joint workshop with City Council will be conducted on November 3rd from 5pm-6pm. Updates made to the UDC will be discussed. He stated that staff is hoping to have the required public hearing for the UDC update at the November Planning Commission meeting.

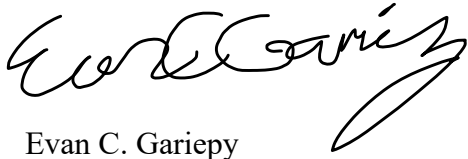
B. Monthly Business Updates

Ondich presented the monthly business updates from September and October as information.

8. Adjournment

A motion was made by Pike, seconded by Bentson, to adjourn the meeting at 7:03pm. Motion carried (4-0).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Evan C. Gariepy". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Evan C. Gariepy
Planner