



PLANNING COMMISSION MINUTES

City of New Prague

Wednesday, July 22nd, 2026

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

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

The following members were present: Chair Dan Meyer, Vice Chair Brandon Pike, and Rik Seiler.

The following members were absent: Shawn Ryan and Jennifer Schultz.

The following City Staff were present: Community Development Director Ken Ondich and Planner Evan Gariepy.

2. PUBLIC FORUM

A motion was made by Pike, seconded by Seiler, to open the public forum at 6:31pm.

Motion carried (3-0)

No comments were given.

A motion was made by Pike, seconded by Seiler, to close the public forum at 6:32pm.

Motion carried (3-0)

3. APPROVAL OF REGULAR AGENDA

a. July 22nd, 2026 Regular Meeting

A motion was made by Seiler, seconded by Pike, to approve the July 22nd, 2026 regular meeting agenda.

Motion carried (3-0)

4. APPROVAL OF PREVIOUS MEETING MINUTES

a. June 24th, 2026 Regular Meeting

Gariepy noted that Jason Bentson was incorrectly recorded as being present at the meeting within the minutes.

A motion was made by Pike, seconded by Seiler, to approve the June 24th, 2026 regular meeting minutes with the amendment of removing Jason Bentson from the list of members present.

Motion carried (3-0)

5. NEW BUSINESS

a. Request for Concept Plan Review – Harvest Fields, 63-acre Residential Development – JPB Land, LLC, Applicant

Ondich presented the concept plan review for the proposed Harvest Fields development.

Paul Tabone and Lucinda Spanier, representing JPB Land, LLC, were in attendance. Spanier stated that they have gone through multiple design iterations, and that they are proposing a lifecycle housing community. She noted that not all houses will be built at the minimum setback measurements.

Spanier stated that every home built will have three distinct elevations and that they do not allow identical house designs to be built adjacent to one another to reduce monotony.

Seiler and Pike asked if two houses with the same floor plan can be adjacent, and Spanier stated they can be, but they must have different colors and elevations. She noted that the 42' wide lot's house design offerings are still in progress, but that they only make up 15% of the proposed lots.

Spanier stated that they ideally would begin construction in Spring 2027, with phasing taking potentially five years depending on the market conditions.

Seiler asked how long annexation may take, and Ondich stated it would be the next step. Pike asked if the prospective buyer chooses the lot and floor plans, or if the developer builds the houses and then sells them as-is. Spanier stated that they prefer to build a few houses on each lot size, and then they offer model specs to prospective buyers. Pike asked if all of the infrastructure will be built in one phase, and Ondich stated it will not. Spanier stated approximately 45 lots will be available per phase.

Pike noted that there may be increased traffic throughout the development before further phasing is complete and all roads are built out. Spanier stated that each phase will go through the Planning Commission and City Council prior to development. Seiler asked if the roads will be built to the City's requirements, and Ondich stated it would be.

Pike stated that he likes that JPB Land is both the developer and builder. He also stated that he appreciates the lifecycle community aspect of it, and that he hopes it can be economically feasible. Meyer asked what the rough square footage of a house on the 42' wide lot will be. Spanier stated they would be between 1,800 and 2,400 square feet, slab on grade without a basement, and two stories.

Meyer opened up the floor to public comments and questions, with a limit of 5 minutes per speaking time.

John Wermerskirchen, Helena Township Chair, stated that Helena Township is in favor of the annexation of the land. He stated that it would be a timely process.

Ed Nytes, Helena Township Supervisor, stated that he is concerned that W 270th St will be gravel going east towards FaithPoint Lutheran Church, and is wondering if it could be paved within the future.

Jake Parker, 806 Wencel Ave, asked if there would be the option to purchase a lot without JPB Land building on it. Tabone stated that it could be a possibility, and that they are still internally considering it companywide with a policy. He noted that other communities have asked the same question.

Greg Pint, 1007 Lexington Ave N, asked if the development will be completed without the connection being finalized to the north and east to W 270th St and Alton Ave. Ondich noted that the traffic impact study and the phasing of the development will also impact this, but they are currently uncertain of this.

Veronica Harrison, 907 Lexington Ave N, stated that when the trees were cleared on the unannexed land, work began before 7am, which violates the City's quiet hours ordinance. She stated that the environmental impact of the tree removal was very high, and she is concerned that the proposed development will impact the tree line that is remaining. She stated she is also concerned about the concentration of the proposed housing development.

Spanier stated that JPB Land prefers to preserve as many trees as possible within a new development, and that they are easiest to maintain along the border of a development and that a good faith effort will

be made to maintain them. Seiler asked if the development would be affected by the new tree preservation ordinance, and Ondich stated that it would once it is annexed into the city. Pike asked if the PUD could allow for the City to impose additional tree requirements, and Ondich stated that it can.

Meyer closed the floor for public comment and question.

Spanier stated that JPB Land was not involved in the tree removal at this site.

Polly Cleary stated that her lot backs up to the vacant parcel, and that there has been an issue with thistle since the trees were cut. She asked if the Township can do anything about this, and Heather Taylor DuCharme, the Helena Township Clerk, provided information regarding the next Township Meeting.

b. Concept Review of UDC 2nd Miscellaneous Amendments

Gariepy presented the proposed UDC miscellaneous amendments.

Meyer asked if small wind turbines are currently allowed, and Ondich stated they are not.

Pike noted that 5.003 (B)(1)(e) should be amended to say 'vehicles' rather than 'motor vehicles' for further clarity. Gariepy stated that will be amended.

Pike stated that fully removing the building design standards from accessory buildings may be too much. Meyer noted that accessory buildings are generally less visible, and Seiler noted that they can be more screened from the public view. Pike noted that this can include other highly visible buildings like car washes. Gariepy stated that alternatives to the proposed language will be brought forward next month for consideration, including new proposed reductions in building design standards for accessory buildings.

A motion was made by Pike, seconded by Seiler, to schedule a public hearing for the August 26th, 2026, Planning Commission meeting to discuss the proposed miscellaneous amendments to the Unified Development Code.

Motion carried (3-0)

6. OLD BUSINESS

a. None

7. MISCELLANEOUS

a. Monthly Business Updates

Ondich presented the monthly business update as information.

8. ADJOURNMENT

A motion was made by Seiler, seconded by Meyer, to adjourn the meeting at 8:03pm.

Motion carried (3-0)

Respectfully submitted,



Evan C. Gariepy
Planner