

PLAN COMMISSION

MINUTES

September 22, 2025

The Plan Commission met at 4:35p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Kneser, Krueger, Lampe, Zirbes

Also in attendance: Ben Rohr of Vandewalle & Associates

1. **Call to order** – Mayor Stocks called the meeting to order at 4:30pm.

2. **Approval of Minutes**

A. **Site Plan Review minutes September 8, 2025**

B. **Plan Commission minutes September 8, 2025**

Motion to approve Site Plan Review and Plan Commission minutes was made by Krueger and seconded by Kneser, passed on unanimous voice vote.

3. **Business**

A. **Review and Discuss:** Zoning Ordinance Bulk Dimensional Standards and Land Uses – Vandewalle

Ben Rohr of Vandewalle & Associates was present to discuss the framework of the zoning code rewrite. This is one of many meetings to review and refine the zoning code rewrite. Ben covered the definitions of Bulk Dimensions and Permitted Land Uses and how the goal is to consolidate and simplify the code as well as clear up any contradictions that are present in the current code. The commission discussed the possibility of the new code eliminating the CUP process by building the standards into the code so there is no need to grant exceptions.

All materials discussed at this meeting can be found at:

[https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/6040617/September 22 2025 Plan Commission Meeting Packet.pdf](https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/6040617/September_22_2025_Plan_Commission_Meeting_Packet.pdf)

4. **Adjournment** - Motion to adjourn was made by Kneser and seconded by Krueger and passed on a unanimous voice vote. (5:20pm)

Respectfully Submitted,

Brad Blanke, 5th District Alderman

Note: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.