

PLAN COMMISSION

MINUTES

September 29, 2025

The Plan Commission met at 4:30p.m. on the above date in the Council Chambers.

The following members were present: Alderman Blanke (Virtual), Beyer, Kneser, Krueger (Virtual), Lampe, Levi, Zirbes

Also in attendance: Jamie Reich, Andrew Griggs, James Helms, Janice Weber-Helms, Ken Berg

1. Call to order (4:33pm)

2. Business

A. Public Hearing: 1601 East Gate Drive— request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section §550-33B(2)(g) and Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment under Section §550-33C(2)(f)

Jamie Reich CEO of Silver Moon was present to speak in favor of the CUP and the business' desire to be a good neighbor in a peaceful neighborhood. Andrew Griggs spoke about his concerns with the business to having outdoor events with loud music more than once or twice a year. James Helms expressed his concern with the parking availability and people parking on East Gate Drive, the possible noise and how it travels on the river, the possibility of river traffic and its effect on the environment, and parking enforcement due to the proximity to the city limits. Ken Berg spoke about his concerns on the status of the inspections, the hours of operation for outdoor entertainment, the number of events and the duration of each, the availability of self-serve alcohol stations, and his hope that the establishment be unique and special.

B. Review and take action: 1601 East Gate Drive— request for a Conditional Use Permit (CUP) for Indoor Commercial Entertainment under Section §550-33B(2)(g) and Outdoor Commercial Entertainment Incidental to Indoor Commercial Entertainment under Section §550-33C(2)(f)

Brian Zirbes presented the request from Silver Moon for the two conditional use permits for Indoor and Outdoor Commercial Entertainment and the requirements for these CUPs.

Kneser asked for clarification on the boundary of the city limits, and it was noted that the city limits were at the end of the Silver Moon property. He also asked Jamie Reich about the parking plans and if there would be anyone directing people and checking licenses. He also asked about the outdoor entertainment and the frequency and rules, and Brian Zirbes pointed out that those rules are from the licensing board application. Levi asked for clarification on the hours of operation and the live music restrictions to the time that performances can occur. Lampe asked if there was parking allowed on East Gate Drive and it was determined that parking was allowed but not necessarily convenient. She also asked about the number of events that the business envisioned using the parking lot for events and Jamie Reich noted that the only time this would be used was for a tailgating event which would end at the end of the game. Kneser asked about the process for the self-serve drinking to which Jamie Reich explained how it worked and how the business would monitor patrons and avoid overserving. Blanke spoke about the parameters of the CUP and that the event on October 4th is a single event that cannot be repeated without other permits being issued. He stressed that the focus should be on the CUP for the day-to-day operation of the business.

Motion to approve with the condition that "The Outdoor Commercial Entertainment activity area shall only operate in the approved area between the hours of 7:00 a.m. and 10:00 p.m. on any day and only when the indoor commercial entertainment activity is open" was made by Blanke, seconded by Lampe and passed on a unanimous voice vote.

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/6054630/September_29_2025_Plan_Commission_Meeting_Packet.pdf

3. Adjournment

Motion to adjourn was made by Kneser and seconded by Levi and passed on a unanimous voice vote.
(5:13pm)

Respectfully Submitted,

Alderman Brad Blanke