

PLAN COMMISSION

MINUTES

October 27, 2025

The Plan Commission met at 4:31p.m. on the above date in the Council Chambers.

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

Also in attendance: James Romlein and Troy Roedl

1. Call to order (4:31pm)

2. Approval of Minutes

A. Plan Commission minutes October 13, 2025

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

3. Business

- A. Public Hearing:** 516 N. Washington Street– request for a Conditional Use Permit (CUP) for exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C, for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], and exceeding the maximum accessory building coverage of the zoning district under Section §550-25F(1)(a)[5]

James Romlein was present to speak in favor of the proposed structure.

- B. Review and take action:** 516 N. Washington Street– request for a Conditional Use Permit (CUP) for exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C, for a combination of accessory structures exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1], and exceeding the maximum accessory building coverage of the zoning district under Section §550-25F(1)(a)[5]

Brian Zirbes presented the request for a CUP for 516 N. Washington Street. The owner noted that there was a carriage house occupying the footprint of the planned structure that had to be razed due to being in very poor condition. Lampe noted that there is precedent for a structure of this type and there are other carriage houses in the area that are similar in size. She also asked about the exterior material and the owner noted it would be as close to the house as possible.

Motion to approve with the CUP with the condition that the maximum height does not exceed 28 ft. was made by Lampe, seconded by Krueger 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/6106125/October_27_2025_Plan_Commission_Meeting_Packet.pdf

4. Adjournment

Motion to adjourn was made by Krueger and seconded by Kneser and passed on a unanimous voice vote. (4:42pm)

Respectfully Submitted,

Alderman Brad Blanke