

## PLAN COMMISSION

### MINUTES

February 09, 2026

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

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

Also in attendance: Matt Boekenhauer, Mathieu Stafford, Mark McClintock, Steve Schluter, Theresa Schluter, Ben Uehneir, Tracy Schroeder, April Chandler, Belle Luhman, Julie Jones, John Katisch

**1. Call to order (4:34pm)**

**2. Approval of Minutes**

**A. Plan Commission minutes January 26, 2026**

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

**3. Business**

**A. Review and take action:** Public Hearing Comments Review and Rezoning of Gateway Drive (PIN: 291-0815-1631-003) from Multi Family Residential (MR-8) to Single-Family Residential (SR-4)

No Comments at the public hearing.

Motion to forward to council with a positive recommendation was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

**B. Public hearing:** Rezoning of Gateway Drive (PIN: 291-0815-1631-003) to Planned Development (PD) Overlay Zoning - General Development Plan (GDP) & Precise Implementation Plan (PIP)

1 written comment from Dan Uttech was read into the record. There were no oral public comments.

**C. Review and take action:** Rezoning of Gateway Drive (PIN: 291-0815-1631-003) to Planned Development (PD) Overlay Zoning - General Development Plan (GDP) & Precise Implementation Plan (PIP)

Brian Zirbes presented the request for the rezoning of Gateway Drive.

Motion to forward to council with a positive recommendation was made by Blanke, seconded by Stocks and passed on a unanimous roll call vote.

**D. Public hearing:** 417 E. Main Street – Conditional Use Permit (CUP) request for Indoor Commercial Entertainment under Section §550-34B(2)(f) & Section § 550-52H for a restaurant

April Chandler asked what kind of restaurant will be moving into this space due to its small size.

**E. Review and take action:** 417 E. Main Street – Conditional Use Permit (CUP) request for Indoor Commercial Entertainment under Section §550-34B(2)(f) & Section § 550-52H for a restaurant

Brian Zirbes presented the request for the CUP for 417 E. Main Street for a Mexican Restaurant.

Motion to approve the CUP was made by Blanke, seconded by Beyer and passed on a unanimous voice vote.

**F. Public hearing:** Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Amended General Development Plan (GDP)

No public comment.

**G. Review and take action:** Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Amended General Development Plan (GDP)

Brian Zirbes presented the request to Amend the GDP for 100 E. Division Street. The development will have 67 units an increase of 2 unit and will add some studio apartment units to the plan. The underground stalls will go down to 63 stalls a decrease of 2 stalls and survice parking will increase to 47 stalls an increase of 4 stalls. The height of the building will be 63' previously noted at 58' and the landscaping will go to 32% down from 38% (minimum in CB is 0%). Blanke raised a concern that less than 2 months after the plan was passed by the council the developer is looking for an amendment. The

developer and architect explained the challenges of the floor plan fitting into the footprint of the building and that the changes were necessary, they do not see any need for further changes to the plan. Motion to forward to council with a positive recommendation was made by Kneser, seconded by Stocks and passed on a unanimous roll call vote.

**H. Public hearing:** Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Precise Implementation Plan (PIP)

1 written comment by Jonathan Lampe was read into the record. There were no oral public comments.

**I. Review and take action:** Rezoning of 100 E. Division Street & 104 E. Division Street to Planned Development (PD) Overlay Zoning - Precise Implementation Plan (PIP)

Brian Zirbes presented the request for the PIP for 100 E. Division Street.

Motion to forward to council with a positive recommendation was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

[https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/5330/Cow/34962e9d-7a71-4d05-aaf0-cb14dceb3ccb/February-9%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/34962e9d-7a71-4d05-aaf0-cb14dceb3ccb/February-9%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline)

**4. Adjournment**

Motion to adjourn was made by Beyer and seconded by Blanke and passed on a unanimous voice vote.  
(5:01pm)

Respectfully Submitted,

Alderman Brad Blanke