

**CITY OF CEDARBURG
PLAN COMMISSION
January 6, 2025**

A regular meeting of the City of Cedarburg Plan Commission was held on Monday, January 6, 2025, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers, and online via the Zoom app. Mayor Patricia Thome called the meeting to order at 7:00 p.m.

Roll Call -Mayor Patricia Thome, Council Member James Fitzpatrick, Adam Voltz, Jack Arnett, Sig Strautmanis, Sherry Bublitz, and Jon Scholz (7:13 arrival)

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

STATEMENT OF PUBLIC NOTICE

Administrative Assistant Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

A motion was made by Commissioner Bublitz, seconded by Council Member Fitzpatrick, to approve the minutes from December 2, 2024 and December 17, 2024. The motion carried without a negative vote.

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

PUBLIC HEARING

APPLICANTS SHARAF AND SHAHRIYOR AKHMEDOV, D/B/A GRAND OZAUKEE AUTOMOTIVE LLC (REGISTERED AGENT SHAHRIYOR AKHMEDOV), REQUEST APPROVAL TO TRANSFER THE EXISTING CONDITIONAL USE PERMIT (CUP) FOR ‘SALES OF USED VEHICLES ALONG WITH AUTOMOTIVE SERVICE GARAGE OPERATION OFFERING MOTOR VEHICLE MAINTENANCE INCLUDING EXHAUST REPAIR, INSTALLING BRAKES AND SHOCKS, FRONT END ALIGNMENT, TIRE, ETC.’, FROM VLADISLAV OSIPYAN D/B/A GRAND MOTORSPORTS AND SERVICE INC., INTO THEIR NAMES/BUSINESS ENTITY. NO CHANGES ARE PROPOSED TO THE EXISTING BUILDINGS, SITE, OR OPERATING PLANS AS SETFORTH IN THE CURRENT CUP. THE OWNER OF THIS 1.24-ACRE PROPERTY(S) IS DANNY’S AUTO DEALS LLC (AN ADMINISTRATIVELY DISSOLVED ENTITY W/ REGISTERED AGENT SHARAF AKHMEDOV).

Planner Censky reported: There have been a couple of complaints received recently concerning the manner of operations at this site. Upon enforcement, it appears the applicant now fully understands and agrees to comply with the terms (permissions and prohibitions) of the existing

CUP which dates back to 2018. As a part of enforcement activity, it was determined that the current property and business ownership have changed since the 2018 approval. It is a requirement of the City Code that the Plan Commission review and consider this transfer from one owner to the next in the same manner as for a new CUP.

Commissioner Strautmanis questioned if the planters in the original CUP were ever installed as a barrier and if there would be any follow-up for future inspections. Planner Censky said that we typically do an automatic return visit at around 12 months post-approval for projects approved by the Plan Commission/Common Council. She said in a case like this, where the CUP has been operating for years already, we'll put that compliance follow-up on a faster track. Commissioner Strautmanis hopes to see timely compliance with all the CUP conditions at this site.

Mayor Thome asked how the City becomes aware of changes in ownership for future follow-up for the entirety of the City. City Administrator Hilvo explained that any occupancy permit or tax bill change should prompt the City to update the Conditional Use Permit.

The Planner recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

- 1) Review and Approval by the City Building Inspector, Police Department, and Fire Inspector of a new occupancy permit, including detailed review of compliance with the terms of the existing CUP.
- 2) Execution and recording of a new CUP document attaching the existing terms (permissions and prohibitions) and conditions to the new owners.

Public Comment:

Paul Baumgartner, N66 W4830 Cedar Reserve Circle, mentioned a change in a tax bill which could initiate a notification of a potential change in ownership.

There being no others wishing to speak, the motion was made by Commissioner Strautmanis, seconded by Commissioner Bublitz, to close the Public Hearing at 7:11 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Council Member Fitzpatrick, and Mayor Thome voting aye. Commissioner Scholz excused.

Action:

The motion was made by Commissioner Bublitz, seconded by Council Member Fitzpatrick, to approve the request to transfer the existing Conditional Use Permit to Ozaukee Grand Automotive subject to staff conditions. The motion carried unanimously.

PUBLIC HEARING

APPLICANT AARON GILLETTE, D/B/A AJ AMUSEMENTS, INC., REQUESTS CONDITIONAL USE PERMIT (CUP) APPROVAL TO DEVELOP AND OPERATE A FAMILY ENTERTAINMENT CENTER (SUCH AS INDOOR MINI-GOLF, LASER TAG, BUMPER CARS, & ARCADE) ALONG WITH A SNACK AND BEVERAGE (INCLUDING BEER AND WINE) BAR USE AS A TENANT OCCUPANT IN

APPROXIMATELY 31,980 SQ. FT. OF SPACE WITHIN THE MULTI-TENANT LIGHT INDUSTRIAL/STORAGE USE BUILDING LOCATED AT W57 N14371 DOERR WAY. THIS 14.46-ACRE PROPERTY IS OWNED BY DOERR WAY, LLC IN C/O JOE KASSANDER.

The motion was made by Commissioner Bublitz, seconded by Commissioner Voltz to open the Public Hearing at 7:14 p.m. The motion carried unanimously.

Planner Censky reported: This particular space is located in the southwest area of the building, generally. Access to the site comes off of Doerr Way. The drive lane to get to this particular tenant space runs directly west along the south wall of the building then opens into a paved parking lot and walkway to the entrance.

Uses listed/depicted on the plans include laser tag, mini-golf, arcade games, and snack + wine/beer bar. Hours of Operation are proposed to be Sunday - Thursday: 11:00 AM - 8:00 PM and Friday - Saturday: 11:00 AM - 12:00 AM (Adults 18+ only 10 pm-12 am). This is proposed to be a year-round operation.

The applicant is proposing no changes to the exterior of the building or site. They did recently resurface and stripe the parking lot that will service this use. It provides 71 stalls as proposed. As far as the quantity of stalls required, the City Code does have a general standard for “Commercial/recreational uses. One space per four patrons based on the maximum capacity of the facility, plus one space per two employees for the work shift with the largest number of employees”. The maximum capacity for this use/space is not known at this time. The applicant states that 71 stalls should be more than adequate to support his planned use.

Planner Censky observed that the area (from the driveway entrance at Doerr Way to the drive lane along the south building wall, through the parking lot, and up to the main entrance to this proposed use) is poorly lit for an active (vs. passive [i.e., storage type]) use. No new lighting or entryway signage is proposed at this time.

It appears that the existing main door and small overhead door at the southwest corner of the building will serve as the ‘storefront’ for this use. Without the addition of any signage or lighting, this entry may be considered difficult or obscure to locate. Planner Censky explained that Section 13-1-121(e) of the Code - Site plan review principles and standards, provides that the proposed on-site buildings, structures, and entryways are to be situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.

The Planner recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant in this matter:

- 1) Applicant to commission a professional lighting analysis and plan, for review and approval by the Plan Commission prior to occupancy, which plan depicts full compliance with industry standards for lighting the drive entry, interior driving lanes, parking lot, and building/use entry. Any new lighting required under an approved lighting plan must be placed and operational prior to the start of business.

- 2) Applicant to have the parking lot restriped in a manner that vehicles will not travel south along the building wall and turn, blind, into oncoming vehicles entering from the east.
- 3) Applicant to secure an occupancy permit and satisfy the requirements of the Fire and Building Inspections Departments, including for instance, but not necessarily limited to:
 - 1) Ensure existing sprinkler system design/density is adequate for Assembly use
 - a. Alterations to the system are required with the addition of rooms, with plans to be submitted to both WI DSPS and Cedarburg Fire
 - 2) Updates to the fire alarm system are required with plans submitted to both WI DSPS and Cedarburg Fire
 - a. Additional notification devices are required with the addition of rooms
 - b. IBC (2015) 907.2.1.1 requires an emergency voice/alarm communication system to be utilized – existing system is required to be updated to include this.
 - c. NFPA 1 (2024) 20.1.4.4.1.1 requires full detection is required throughout the Assembly occupancy
 - d. Addition of manual fire alarm boxes per NFPA 1 (2024) 20.1.4.4.2.1(1)
 - 3) Fire extinguisher placement should be reviewed for compliance
 - 4) Assembly occupancy is required to be separated by a 1-hr fire separation from other occupancies within the area enclosed by the 3-hr fire rated barrier
 - 5) Additional information is needed regarding the laser tag area – there may be additional code requirements based on responses
 - a. Will this area be enclosed?
 - b. Will the lighting in this area be reduced?
 - c. Will this area be equipped with sound equipment that creates ambient noise?
 - 6) Egress for Laser Tag area needs review – plans indicate a single means of ingress/egress
 - a. Does there need to be an additional emergency exit? (Confirm with Building Inspector)
 - b. Plans indicate exit door by loading dock North of laser tag area is to be cutoff by a fence/gate.

Prior to the start of business:

- 4) An illuminated entry way/wayfinding sign plan for both the driveway and main entrance to the building shall be prepared and submitted for approval by the Plan Commission prior to occupancy, such signs being required as wayfinding devices to avoid adverse impacts of drivers circulating in the neighborhood or elsewhere on the site while trying to locate this use/entrance.
- 5) Full execution and recording of the CUG documents prior to start of business.
- 6) In addition to condition 4) above, all signs are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.
- 7) Applicant to secure required licensure for any planned beer or wine sales/consumption at this site prior to start of such sales/consumption.
- 8) No outdoor recreation/entertainment use(s) are proposed or approved as a part of this request.

Commissioner Arnett thanked the applicant for opening the business in Cedarburg.

There being no others wishing to speak, the motion was made by Commissioner Strautmanis, seconded by Council member Fitzpatrick, to close the Public Hearing at 7:29 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Council Member Fitzpatrick, and Mayor Thome voting aye.

Action:

The motion was made by Commissioner Arnett, seconded by Commissioner Scholz, to approve the Conditional Use Permit as presented for an Indoor Family Entertainment Center subject to the condition in the Planners' report but changing the "Plan Commission" to "staff" approval in conditions 1) and 4) above. The motion carried unanimously.

PUBLIC HEARING

APPLICANT/PROPERTY OWNER OZAUKEE COUNTY LASATA, IN C/O COUNTY ADMINISTRATOR JASON DZWINEL, REQUESTS CONDITIONAL USE PERMIT (CUP) APPROVAL TO ADD A NEW 16,034 SQ. FT./19-UNIT CBRF BUILDING/WING ONTO THEIR EXISTING 22.59-ACRE RCAC BUILDINGS/CAMPUS LOCATED AT W79 N673 N. WAUWATOSA ROAD.

The motion was made by Commissioner Bublitz, seconded by Commissioner Voltz, to open the Public Hearing at 7:31 p.m. The motion carried unanimously.

Planner Censky reported: The applicant's plan calls for a new building that is, at one point physically tied to the existing RCAC wing at the west end of the site. The proposed CBRF use (for 9 or more occupants) is specifically listed among the Conditional Uses that can be considered for approval in the I-1 Governmental and Institutional District.

The applicant's narrative identifies a net increase in parking of 13 stalls. Details of the parking areas are not fully fleshed out in the plans as to stall sizes, curb-stopping, and setbacks from lot lines.

The landscaping plan submitted in support of this project is thorough and thoughtful. While 7 deciduous trees are to be removed, 13 new trees are proposed to be added in their place. The foundation areas are proposed to be filled in with a variety of deciduous and evergreen shrubs and perennials.

The lighting fixture types are detailed in the submittal but a location map for the fixtures, including any new parking areas, is still needed.

No new dumpster/utility space is depicted on the plan. If this is proposed to be added in the future, the location and design details would have to be presented for Plan Commission review and approval in advance.

In terms of architecture, the proposed building is dissimilar in its roof form from the existing buildings in this group. It appears to take some of its design cues from the original building located further east on the site, vs. following, for instance, the gabled style roofs, material patterns, and

fenestration of this group. The architect specialists on the Plan Commission have been in communication with the applicant and a revised architectural design may be in the works at this time. Section 13-1-122 of the Code - Architectural review principles, standards, and procedures, provides detailed guidance as to such things as roof lines/shapes, building material selections, and building color choices, all of which are underscored with favor toward continuity within the surroundings.

During a recent meeting, Planner Censky mentioned that there was a discussion from the applicant about incorporating a living roof on the flat roof section of the proposed new building. If this flat roof remains part of the building plans, detailed information about that plan will be required.

Commissioner Strautmanis expressed a desire to maintain the same building footprint while making some changes to the architectural details and making it look (such as with respect to materials, colors, fenestration, roof line) more consistent with the existing building. Commissioner Scholz commented that the design looks institutional vs. its residential use.

Planner Censky recommends the following conditions be considered for attachment to any approval the Plan Commission may be inclined to grant in this matter:

- 1) Applicant to commission a professional lighting analysis and plan, for review and approval by the Plan Commission prior to occupancy, which plan depicts full compliance with industry standards for safety as to lighting the new building and related drive/parking/entry areas. Any new lighting required under an approved lighting plan must be placed and operational prior to the start of occupancy.
- 2) Applicant to provide survey-based confirmation that the sum total of the floor area of the principal building and all accessory buildings, including with this proposed new addition, will not exceed 40 percent of the lot area.
- 3) Applicant to satisfy the requirements of the Fire, Building Inspections, Engineering, Light & Water, and Public Works Departments as to the new site and building plans.
- 4) Plan Commission review and approval of a revised architectural design for the building taking into account the guidance of the architect specialists to the Plan Commission.
- 5) If a living roof is proposed, the details and proposed timeline should be made a part of the plan submittal.
- 6) Full execution and recording of the CUG documents prior to start of occupancy.
- 7) Any new signs which may be proposed are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.
- 7) Applicant to maintain the required licensure for CBRF use in this building at all times. No other occupancy type is permitted without prior review and approval by the Plan Commission.
- 8) Fully detailed plans as to stall sizes, curb-stopping, and setbacks from lot lines, shall be provided by the applicant for review and approval by the Plan Commission.

Commissioner Arnett mentioned as a County Board Member they have been talking about an update to Lasata for some time and will use ARPA funds. Ozaukee County would like to complete the continuum of care at the facility. Some residents' stays are short, where they have to leave the care facility for a different level of care somewhere else. Lasata would like to save them a move out, then back again by offering all levels of care on the one campus. The concept here is to keep

everyone in the facility for as long as needed. There are some financial projections where it would keep this as a profitable facility. Commissioner Arnett voiced that counties all over the state are closing these types of facilities because they are a burden on the taxpayer, but the Lasata Care Facility serves as a model for how care facilities should operate. Commissioner Arnett is in full support of this facility and thinks it's a real amenity to the county for folks to be able to age in place near their families.

There being no others wishing to speak, A motion was made by Council Member Fitzpatrick, seconded by Commissioner Bublitz, to close the Public Hearing at 7:49 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Council member Fitzpatrick, and Mayor Thome voting aye.

Action:

The motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to approve the request for a Conditional Use Permit subject to the Planners' conditions. The motion carried unanimously.

APPLICANT BLIND HORSE WINERY, IN C/O ARCHITECT JASON AHRENS WITH DISTINCTIVE DESIGN STUDIO, REQUESTS USE, SITE PLAN, AND ARCHITECTURAL PLAN AMENDMENT APPROVAL TO ADD THE ACCESSORY USES/STRUCTURES OF PERMANENT FOOD TRUCK/TRAILER, AND OUTDOOR WALK-IN FREEZER, TO THEIR RECENTLY APPROVED TASTING ROOM BUILDING/SITE/USE LOCATED AT W63 N674 WASHINGTON AVENUE. THIS PROPERTY IS OWNED BY ORMSBY ACQUISITIONS LLC.

Planner Censky reported: The applicant has withdrawn their application for the food truck/trailer. The outdoor walk-in freezer was conditionally approved by the Plan Commission on December 2, 2024.

APPLICANT FAITH LUTHERAN CHURCH, IN C/O CHURCH COUNCIL VICE PRESIDENT THOMAS SEAR, REQUESTS THAT THE CITY DISCONTINUE AND VACATE THE SOUTHMOST 130+/- FEET OF GRANT AVENUE AND REVERT TITLE/OWNERSHIP OF SUCH LANDS TO THE ABUTTING PROPERTY OWNER(S). THE CURRENT OWNER OF THE PUBLIC WAY PROPOSED TO BE DISCONTINUED AND VACATED IS THE CITY OF CEDARBURG.

Planner Censky reported: The applicant requests Plan Commission support in their request to have the City vacate this piece of unconstructed public road right-of-way and revert ownership thereof to Faith Lutheran Church as the owners of all the abutting lands.

It appears there are two methods to initiate this process:

- 1) Upon the written petition of the owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued, and of the owners of more than one-third of the frontage of the lots and lands abutting on that portion of the remainder of the public way which lies within 2,650 feet of the ends of the portion to be

discontinued, or lies within so much of that 2,650 feet as is within the corporate limits of the city, village or town. Or

- 2) Initiation by the Common Council by the introduction of a resolution declaring that since the public interest requires it, a public way or an unpaved alley is vacated and discontinued. No discontinuance of a public way under this subsection may result in a landlocked parcel of property.

Vacating this right-of-way would render two existing platted lots to become landlocked. The applicant is the owner of these two platted lots and expresses a willingness to quit claim those two lots into the larger parcel they own adjacent and south of the lots. There are publicly owned utilities in this area.

The City staff, including the Engineer/Director of Public Works, Wastewater, Public Works, Planner, and Light & Water, has reviewed this request and raises no objections to the proposed vacation of this right-of-way provided adequate easements are given, by survey and written instruments, to ensure permanent public access to these utilities for use and maintenance into the future.

If the Plan Commission is comfortable with the idea of vacating this right-of-way, a determination is needed whether to require the applicant to proceed with a petition as specified above, or whether the City should introduce a resolution declaring that since the public interest requires it, this area is to be vacated. Planner Censky would opine that the former is a more accurate description of the circumstances in this case. The Common Council would have to introduce that Resolution.

Commissioner Arnett asked Vice President Thomas Sear if the church would have any objections to consolidating the parcels. Vice President Thomas Sear replied they have plans for a future use for the parcel as a memorial kiosk and bench. Planner Censky noted that, at a minimum, the platted lots that would become landlocked by the vacation of this right-of-way are required to be consolidated into the existing parcels that *do* have Code-compliant public street frontage.

Action:

The motion was made by Commissioner Strautmanis, seconded by Council Member Fitzpatrick, to recommend to Common Council to discontinue and vacate the southernmost ~130 feet of Grant Avenue and that we do so in the public interest of consolidating all property into one ownership parcel in this area, including the westernmost strip of property (i.e., Outlot 1 Blk 3 Cedar Pointe Subdivision) provided it would not conflict with platting rules or conflict with the neighboring subdivision, also provided that adequate easements are given, by survey and written instruments, to ensure permanent public access to these utilities for use and maintenance into the future. The motion carried unanimously.

APPLICANT GORDON GOGGIN, D/B/A THE STILT HOUSE, REQUESTS APPROVAL TO RETAIN THE VESTIBULE TEMPORARY USE/STRUCTURE HE RECENTLY PLACED IN FRONT OF, AND ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/ SIDEWALK AT W62 N630 WASHINGTON AVENUE. THE PROPERTY OWNER IS NICK SCHUH TAVERN LLC IN C/O LANCE LICHTER.

Planner Censky reported: A vestibule has been used at this site for several years, ending in 2022. Through that period, the vestibule extended only as far west/toward Washington Avenue as the edge of the existing concrete stairs on the front of the building. The west edge of the steps is also the east edge of the public right-of-way. The previous vestibule did not extend beyond the steps into the public right of way/sidewalk.

On August 24, 2023, the applicant appeared before the Landmarks Commission requesting approval of a new vestibule (agenda, plans, and minutes were attached). At that time the applicant explained that he wanted a side-entry door on the new vestibule, to keep the wind from catching and breaking the door. As presented to the Landmarks Commission, the new vestibule was proposed to extend 38 inches into the public right of way/sidewalk. The Landmarks Commission appears to have ‘approved’ this new plan subject to “police and engineering review for safety regarding sidewalk safety for pedestrians”.

On August 31, 2023, the applicant was notified that the ‘new’ vestibule plans had been reviewed with the City Engineer and Public Works Director who were OK with it subject to the following stipulations:

- 1) Applicant is responsible for snow removal as needed.
- 2) At least 4’ of unobstructed sidewalk width is to be maintained for pedestrian passing.
- 3) Applicant is responsible for immediately correcting any unintended problems that may result from this enclosure.

Having researched the 2023-24 Plan Commission agendas and minutes, Planner Censky stated it does not appear that this ever went from Landmarks Commission to Plan Commission, although the applicant feels that he recalls that having happened.

In December 2024, the new vestibule was installed, and it extends to within ~48 inches of the street-side face of the curb.

Section 13-1-22(f)(2) describes a Temporary Structure as “Any constructed or erected structure, including a tent or other enclosure used for commercial or business purposes and which any person or business intends to place on the same lot with or on any lot adjacent to, any permanent structure used for business or commercial purposes”. This Section goes on to define Tent as “Any collapsible shelter with side walls, of which the roof and/or one-half or more of the walls, are constructed of silk, cotton, canvas, fabric, or other material attached to or draped over a frame of poles”. Requests for a tent or other temporary structure that is going to be in place for a period exceeding 14 days may be permitted annually, from October 1 through April 30, only after the request is reviewed and approved by the Plan Commission and, if the property is located in the Historic Preservation District, the Landmarks Commission.

The Planner recommends that the Plan Commission first consider the policy implications of allowing encroachments into the public right-of-way. To the extent the Plan Commission favors some level of encroachment, it would be the Planner's recommendation that the policy be affirmed by the Common Council – giving consideration to, among other things such as the public safety and accessibility, whether a hold-harmless and indemnity agreement requirement may also be advisable.

As to the existing vestibule, as placed, Planner Censky would recommend that any permission the Plan Commission is inclined to grant should have a specific end date (applicant requests March 10, 2025) and that the permission be consistent with any policy decisions the Commission may arrive at.

Plan Commissioners discussed adding the topic of encroachments in the public right away to a future Plan Commission agenda.

Mayor Thome and Commissioner Arnett described a similar situation with a downtown business that was required to have a license or lease type of agreement to use the public right of way.

The applicant assured the Commissioners that any snow would be cleared from the area to minimize any potential issues. Additionally, the applicant mentioned that it would be difficult to close the tables situated at the front of the establishment, as this would involve closing 4 out of the 15 tables located near the front door.

Planner Censky suggested an air wall or air curtain solution might be an option in place of the vestibule.

Commissioner Scholz objected to the vestibule staying in place any longer and said it should be removed within the week as it poses a safety issue. He had some ideas he offered to share with the applicant about how to make the old vestibule design work without the door breaking too easily during the season. Further, it was noted that as currently configured, a wheelchair, a stroller, or someone with a dog is unable to pass through except by single file. Commissioner Scholz believes other businesses would also like to have a vestibule put up if we allow this one to continue and feels we need a policy or ordinance about this.

Public comment:

Paul Baumgartner, N66W4830 Cedar Reserve Circle, suggested moving the vestibule to the north side building entrance for the winter.

Action:

The motion was made by Commissioner Bublitz, seconded by Council Member Fitzpatrick to approve the request to retain the Vestibule Temporary Use Structure until February 28, 2025. Commissioners Voltz, Strautmanis, Arnett, Bublitz, Alderman Fitzpatrick, and Mayor Thome voted aye. Commissioner Scholz Objected (Nay).

ELECTION OF A VICE-CHAIRPERSON FOR THE PLAN COMMISSION

Action:

The motion was made by Council Member Fitzpatrick, seconded by Commissioner Bublitz, to nominate Commissioner Jack Arnett as Vice-Chairperson to Plan Commission. The motion carried unanimously.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Bublitz commented about the meeting of December 17, 2024, to thank those people for coming out and sharing their thoughts and feelings with the Plan Commission. Commissioner Bublitz feels that the people in our community have spoken, and she can assure you that this council will take those opinions and thoughts into consideration. Commissioners are going to look at the Smart Growth plan again at the end of the month and the ways the Commission can modify the Smart Growth Areas. Commissions will take into consideration public comment. Commission's job is to do the very best we can at balancing a very critical and difficult job of growing a city and maintaining the best parts of the city and it's not an easy task. Commissioner Bublitz encourages everyone in our community who is concerned about this topic to investigate and learn. Not to go out searching and seeking the information that will adhere to your thoughts but to get ideas and understanding of the bigger picture as we are all doing. Commissioner Bublitz also asks when you are doing your investigation to show kindness and respect to the people you're talking to about this, to your Commissioner, to your Mayor, and City Administrator.

MAYOR'S ANNOUNCEMENTS

The Mayor thanked everyone who showed up at the Open House. She wanted to let residents know it helps to reach out to get full detailed information. Mayor Thome is trying to respond to emails she has received. Any comments regarding the Smart Growth Areas should be in by the January 28, 2025 meeting.

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Bublitz, to adjourn the meeting at 8:59 p.m. The motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant