

**Village of Weston, Wisconsin**  
**OFFICIAL PROCEEDINGS OF THE VILLAGE PLAN COMMISSION AND**  
**JOINT TOWN & VILLAGE EXTRATERRITORIAL ZONING COMMITTEE MEETING**

held on Monday, February 13, 2023, at 6:00 p.m., in the Board Room, at 4747 Camp Phillips Road

**AGENDA ITEMS.**

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**1. Meeting called to order by Plan Commission Chair and Village Trustee Steve Cronin at approximately 6:00 p.m.**

**2. Roll Call of Village Plan Commission (PC) by Secretary Parker.**

Roll call indicated 6 PC members present and 1 Alternate member present.

<u>Member</u>	<u>Present</u>
Cronin, Steve {Chair}	YES
Zeyghami, Hooshang {Vice Chair-1}	YES
Ermeling, Barbara {Vice Chair-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	Excused
Pinsonneault, Jim	YES
Maloney, Mark {Alternate 1}	Excused
Diesen, Dave {Alternate 2}	YES

**3. Roll Call of Joint Village & Town of Weston Extraterritorial Zoning Committee (ETZ) by Secretary Parker.**

Roll call indicated 6 ETZ members present.

<u>Member</u>	<u>Present</u>
Olson, Milt {Chair}	YES – Via Phone
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	Excused

**4. Introduce New Assistant Planner, Aaron Anklam**

Higgins introduced Aaron Anklam as our recently hired Assistant Planner.

Village Staff in attendance, in-person: Donner, Higgins, Wodalski, Anklam, and Parker.

Village Staff in attendance, via zoom: Falkowski

There were 4 audience members present in-person. There were 3 audience member present via zoom.

**PUBLIC COMMENT**

No public comment.

**MINUTES FROM PREVIOUS MEETINGS [0:01:30 Zoom Meeting Recording]**

**5. Approve minutes from the August 8, 2022, Joint PC & ETZ Meeting. (ETZ)**

***Motion by Hull, second by Christiansen: To approve the August 8, 2022, Joint PC & ETZ meeting minutes.***

Yes Vote: 5    No Votes: 0    Abstain: 0    Not Voting: 1    Result:  
PASS

<u>Member (ETZ)</u>	<u>Voting</u>
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	-----

**6. Approve minutes from the January 9, 2023, Regular Plan Commission Meeting. (PC)**

***Motion by Ermeling, second by Zeyghami: To approve the January 9, 2023, Regular PC meeting minutes.***

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result:  
PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	-----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

**COMMUNICATIONS, DISCLOSURES, AND RECUSALS**

**7. Written Communications Received.**

None.

**PUBLIC HEARINGS [0:02:38 Zoom Meeting Recording]**

**Zoning Map Amendments, Conditional Uses & Related Requests**

**8. Adoption of 2023 Official Zoning Map and Official Extraterritorial Zoning Map for the Village of Weston. (PC & ETZ) [0:02:38 Zoom Meeting Recording]**

**a. Open Public Hearing.**

Cronin opened the hearing at 6:06 p.m.

**b. Presentation by Staff.**

Higgins explained each year we adopt the official zoning map for Village and ETZ. If something happens or someone has a question about their zoning, this gives us a starting point.

**c. Public Comment Period [0:03:40 Zoom Recording]**

There were no public comments.

**d. Close Public Hearing.**

Cronin closed the public hearing at 6:07 p.m.

**e. Recommendation from Staff.**

Higgins stated staff recommends approval and how both PC and ETZ need to take separate action.

**f. Discussion & Recommendation to the Board of Trustees by the ETZ. [0:04:22 Zoom Recording]**

***Motion by Hull, second by Christiansen: To recommend approval to the Board of Trustees.***

Yes Vote: 5    No Votes: 0    Abstain: 0    Not Voting: 1    Result: PASS

<u>Member (ETZ)</u>	<u>Voting</u>
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	-----

**g. Discussion & Recommendation to the Board of Trustees by the PC. [0:04:22 Zoom Recording]**

***Motion by Diesen, second by Pinsonneault: To recommend approval to the Board of Trustees.***

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	-----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----

**9. Project #20230021 – CAGE Engineering, Inc./TWAS Properties, LLC/Kensington Development Partners, on behalf of owner, MKB Weston II, LLC, requesting a rezone of 6207 Business Highway 51, from B-2 (Highway Business) to PD (Planned Development), and approval of an associated General Development Plan (GDP) (PIN 192-2808-192-0987). (PC)**  
*[0:05:15 Zoom Meeting Recording]*

**a. Open Public Hearing.**

Cronin opened the hearing at 6:09 p.m.

**b. Presentation by Applicant and/or Staff.** *[0:06:15 Zoom Meeting Recording]*

Higgins introduced the project for a Tidal Wave Car Wash.

Dan Rea, of Kensington Development, and Spencer Kabat, of CAGE Civil Engineering, were present on behalf of the project.

Rea explained the project, as described in the meeting packet report. He explained this being a self-serve, single-tunnel car wash facility, that will be situated on the 1.14 acre lot that the old Pizza Hut building is currently on (which will be torn down). He pointed out entrance and exit will be primarily on Volkman Street, but they will have a cross-access agreement in place with the grocery store. He stated the utility plan is being drawn up by CAGE Engineering. He stated this is a multi-million dollar investment. They are working through the PD zoning process to give some allowances on the setbacks. He stated they would like to start their project as soon as possible, to allow them to be open by this fall.

Higgins stated today, they have their GDP (General Development Plan) for PC's review and action. Then next month they will come back with the required SIP (Specific Implementation Plan).

Wodalski pointed out if they are disturbing more than 1 acre, they will need to revise their stormwater plan (per DNR). Rea stated they will take that into consideration.

**c. Public Comment Period** *[0:15:14 Zoom Recording]*

There was discussion amongst the Commission on the number of car washes already in Weston.

No further comments.

**d. Close Public Hearing.**

Cronin closed the public hearing at 6:20 p.m.

**e. Recommendation from Staff.**

Higgins stated staff recommends approval.

**f. Discussion & Recommendation to the Board of Trustees by the PC on Rezone Request and GDP.** *[0:16:48 Zoom Recording]*

Cronin questioned if they have a plan for snow storage. Rea stated they are still working on a plan for snow storage. They may work with the grocery store on snow storage on their separate parking lot property. It was brought up that they have the option to haul away as well.

Diesen questioned how far in the back (east) they will be excavating, as far as the retaining wall. Rea stated they will be removing the current 3-foot tall timber wall and adding a 9.5-foot wall (using geo fabric, rock, and backfilled with stone). Rea stated they will be pushing the wall back about 10 feet or so.

Pinsonneault questioned the anticipated traffic count. Rea stated peak hour trips occur between 4 pm – 6 pm. They will be open from 8am-8pm. Based on his calculations about 936 trips, with most traffic coming from Volkman Street. Employee parking will be in the back stall areas. There will be periodic box trucks delivering chemicals and pumping inlets. It was stated SAFER and EMPD have not reviewed this yet.

Rea explained the neighbor to the south (salon) was notified and has not expressed any concern.

The member then went through the Determination: [0:25:00 Zoom Recording]

1. Yes
2. Yes
3. #2
4. Yes

**Motion by Zeyghami, second by Diesen: To recommend approval to the Board of Trustees.**

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

**10. Request by Village Staff to Amend the Village of Weston Official Zoning Map to Address a Zoning Map Oversight Associated with the Zoning Text Amendment Approved in Ordinance 21-011, which Repealed Certain Overlay Zoning Districts and Created a PD (Planned Development) District. The Zoning Map Amendments that are Subject of the Public hearing are as Follows: (PC) [0:26:55 Zoom Meeting Recording]**

- **B-2 (Highway Commercial) with D-WM (Weston Marketplace) Overlay to PD (Planned Development) – 3806, 3910, 4002, & 4020 Schofield Avenue**
- **INT (Institutional) with D-R (Renaissance Overlay) to PD (Planned Development) – 4602 and 4810 Barbican Avenue**

**a. Open Public Hearing.**

Cronin opened the hearing at 6:31 p.m.

**b. Presentation by Staff.**

Higgins explained the background of how this came about, with them originally being zoned as their own Overlay Planned Development OPD Districts (in early 2000's). In 2015, under the new zoning code, the OPD went away and new overlays were created for each project. In 2021 when the PD district was created in the code, these overlays went away and so in order to correct these and allow the projects to continue to exist as they were approved originally, they need to be rezoned to the PD (Planned Development) district. She stated this was a recommended fix per Mark Roffers. She stated this change has no impact on the existing properties and they would go through Site Plan approval process with the Plan Commission for any changes needed.

Pinsonneault questioned if they will need an updated SIP. Higgins stated they would have to provide an updated one at the time of any additions or requested changes to the properties, but neither really have the room to expand.

**c. Public Comment Period [0:32:24 Zoom Recording]**

No further comments.

**d. Close Public Hearing.**

Cronin closed the public hearing at 6:36 p.m.

**e. Recommendation from Staff.**

Higgins stated staff recommends approval.

**f. Discussion & Recommendation to the Board of Trustees by the PC. [0:33:00 Zoom Recording]**

Pinsonneault confirmed these two are not reflected in that map. Higgins stated the official zoning map from earlier tonight was just a starting point. These changes will get updated online.

The members then went through the determination.

- 1. Y
- 2. Y
- 3. #1
- 4. Y

**Motion by Guerndt, second by Diesen: To recommend approval to the Board of Trustees.**

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	-----

Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

**UNFINISHED BUSINESS [0:35:55 Zoom Recording]**

**11. Project #20220392 – Ryan Street Rentals, LLC, Conditional Use Permit to Construct and Operate a Personal Storage Facility within the LI (Limited Industrial) Zoning District, per Sec. 94.4.06(3), on Property Known as 6508 Ryan Street (PIN 192-2808-221-0985) – Deferred by Commission to February 13, 2023, Meeting on 12/12/2022 (PC)**

**a. Request from Applicant for an Extension to Defer Action until March 20, 2023, Meeting per Section 94.16.06(6).**

Higgins stated the applicant asked to defer this discussion to the March 13<sup>th</sup> meeting.

***Motion by Pinsonneault, second by Jordan: To approve the request for an extension to defer action until the March 20<sup>th</sup> Plan Commission Meeting.***

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	-----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

**NEW BUSINESS [0:37:35 Zoom Recording]**

**12. Project #20230007 – Site Plan Approval for Greenheck Turner Community Center, 6400 Alderson Street.**

Higgins stated they are ready to start their project but need waivers from PC to allow for a decrease in the required number of parking spaces. She referred to the staff report in the meeting packet, which explains the calculation of required parking stalls. She pointed out how the two uses here will not be used simultaneously, so the decreased parking should not be an issue. She stated they are also requesting a reduction in landscaping.

It was brought up how they are adding new parking areas to add more stalls where the old Administration building was located.

Jason Jablonski, Director of Buildings and Grounds, DC Everest School, and Mike Mohr, Engineer, with REI, presented on this topic.

Jablonski pointed out how right now they have straight parking and are looking to have angled parking for the students, to try to keep it a bit safer. He stated when doing this they do lose some

parking spots. It was pointed out they need a total of 1,250 stalls, and the plans show they will end up with 1,216 stalls (34 short).

Jablonski stated the plan is to direct student access to a separate area, away from the busing and the parents.

Cronin questioned if they have an overflow plan. Jablonski stated they work with Mount Olive for Mount Olive's overflow and feel Mount Olive would allow them to use their parking lot for overflow if needed for a big event.

A discussion came up about the parking lot islands that are shown and if Jablonski was fine with having those in the parking lot. Jablonski explained they included the islands, since they are required by Zoning Code. He stated they would prefer to not have the islands, as they pose a safety issue (students running into those with their vehicles); they pose a hardship with snowplowing; and if the islands were not there, that would give them more parking stalls.

After some discussion, Higgins explained to PC that they are the approval authority for this project (because of waivers), and how PC can approve this plan with the exclusion of the islands if they want.

Jablonski pointed out their plans for a small public park area where the old building was, which there is shared fiber optic under the ground there, so they do not want to disturb that.

There was discussion about the sidewalk within the property. Jablonski stated they added it for safety purposes.

Diesen questioned the stormwater plan. It was discussed that it will be an underground stormwater system, and already have an approved NOI for this project.

[0:59:20 Zoom Recording]

***Motion by Jordon, second by Pinsonneault: To recommend to approve the Greenheck Turner Community Center and Parking Lot Renovation Project, based on the submitted site plan, with a minimum parking space waiver and removal of the parking islands, and any stalls that can be added by removing the islands, can be added. A question came up about the landscaping waiver request. Jablonski stated they planned their landscaping around the site with point system in mind. He stated with the parking islands, they did not want trees in those to become obstructions for kids, and leaving those out for site security. Higgins explained the revised plan that came in after the meeting packet was sent out, and how she suggested they could remove the trees around the baseball field, along with removing from the parking lot islands.***

***Jordan motioned to withdraw his original motion. Pinsonneault seconded the withdrawal of the motion.***

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES



Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

[1:03:20 Zoom Recording]

Higgins explained PC just needs to add in their motion the removal of landscaping from the parking lot islands, as their new plan shows the landscaping along the baseball field gone. Jablonski brought up the trees planned for around the property, and how they make it difficult for mowing. He stated they do plan to bed out a few areas, as they do want the site to look nice. Guerndt stated we need to be considerate of the neighbor across the road who has to look at this.

There was further discussion on landscaping in general, as far as proper spacing, lifespan of species, those that will be killed off from salt spray from roads. Pinsonneault suggested we bring the tree count down or condense the location.

Jablonski stated the landscaping would not be done for a year and a half, and how they can bring a revised plan back next month for PC's review.

After further discussion, Higgins suggested we just have them do what we do with road right-of-way trees, by having them spaced out 1 every 100 feet. Pinsonneault stated they could use larger trees to appease the neighbors.

[1:14:50 Zoom Recording]

**Motion by Jordan, second by Guerndt: to approve the Greenheck Turner Community Center and Parking Lot Renovation Project, based on the submitted site plan, with a parking waiver on the required number of parking stalls, with the elimination of parking lot islands, and the landscape plan site plan to be modified to include to include right-of-way specifications.**

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

**13. Resolution #2023-PC-001: A Resolution Recommending Adoption of Ordinance No. 23-002, to Amend Section 74.6.06 Street Dimensional Standards and Section 74.6.11 Sidewalks, Walkways, and Multi-use Paths of the Subdivision Ordinance. [1:16:15 Zoom Recording]**

Higgins stated next Monday the Board will be holding a public hearing. She explained (from her report) that PC is tasked with reviewing the request and making a recommendation by Resolution to the Board.

Wodalski stated the changes come from comments received during the Birch Street public hearing. He explained how WisDOT allows for 8-foot paths; however, we are looking to bring the path width closer than 6-feet for when crossing environmental areas (such as wetlands, waterways, etc.).

[1:19:45 Zoom Recording]

**Motion by Zeyghami, second by Ermeling: To recommend approval of Resolution #2023-PC-001. Pinsonneault voted nay.**

Yes Vote: 6    No Votes: 1    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	NO
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

#### **ITEMS REFERRED FROM THE BOARD OF TRUSTEES**

##### **14. Discussion of possible modifications to the zoning code to allow fabric buildings for bulk storage. (PC & ETZ) [1:20:08 Zoom Recording]**

Higgins stated the draft document for the allowance of fabric buildings for bulk storage (i.e. salt shed) is based on discussion from last month. She stated while drafting this, she was contacted by SAFER Chief, Josh Finke, regarding being allowed to put in a fire training structure (basically two shipping storage containers stacked on top of each other).

There was discussion about the current tower at the Public Safety Building, and how this is proposed to be located near that.

Guerndt commented his concern is that it will appear to the public that we are making regulations for the Village (and SAFER) when it is convenient, and not for anyone else.

Jordan suggested we table the discussion about the fire safety structure, and focus on the fabric structures.

Higgins stated this would not affect anything in the AG zoning district, as it is already allowed there. We would be allowing these in the INT, LI and GI Districts. This would not be allowed along Schofield Avenue. There was discussion to also allow these in the RM District.

There was discussion to check to see if #6 needs to be modified, to include these in the agricultural zoning districts.

[1:39:02 Zoom Recording]

**Motion by Zeyghami, second by Jordan: to direct staff to schedule the ordinance amendment public hearing at the March 13, 2023, PC/ETZ Meeting, and to correct the statement in Item 1, to remove the SAFER request (Higgins will adjust to remove the Fire Department Training Structure), and to add the RM District as an allowable district. Diesen voted Nay.**

Yes Vote: 6    No Votes: 1    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guerndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Dießen, Dave {Alt. 2}	NO

[1:40:50 Zoom Recording]

**Motion by Hull, second by Cronin: to direct staff to schedule the ordinance amendment public hearing at the March 13, 2023, PC/ETZ Meeting, and to correct the statement in Item 1, to remove the SAFER request (Higgins will adjust to remove the Fire Department Training Structure), and to add the RM District as an allowable district. Question: Christiansen questioned if ETZ just wants to leave this in the AG only. It was discussed that the other districts that are being included, that there are no other properties in the Town that are zoned those. It was explained this motion is just for direction, and then staff will bring back for public hearing next month.**

Yes Vote: 5    No Votes: 0    Abstain: 0    Not Voting: 1    Result: PASS

<u>Member (ETZ)</u>	<u>Voting</u>
Olson, Milt {Chair}	YES
Cronin, Steve {Vice Chair}	YES
Christiansen, Randy	YES
Guerndt, Gary	YES
Hull, Mark	YES
Mumper, Roy	-----

## Adjournment of ETZ

**Motion by Hull, second by Christiansen, to adjourn ETZ at 7:56 p.m.**

## STAFF REPORTS [1:53:25 Zoom Recording]

15. Report re: January 2023 Staff-Approved Certified Survey Maps and Site Plans.

16. Report re: January 2023 Building Permits.

**Motion by Zeyghami, second by Guerndt: To acknowledge Items #15 – 16.**

Yes Vote: 7    No Votes: 0    Abstain: 0    Not Voting: 2    Result: PASS

<u>Member (PC)</u>	<u>Voting</u>
Cronin, Steve {C}	YES
Zeyghami, Hooshang {VC-1}	YES
Ermeling, Barbara {VC-2}	YES
Guernndt, Gary	YES
Jordan, Joe	YES
Mumper, Roy	-----
Pinsonneault, Jim	YES
Maloney, Mark {Alt. 1}	-----
Diesen, Dave {Alt. 2}	YES

**MISCELLANEOUS [1:53:41 Zoom Recording]**

**17. Request by Commissioner Pinsonneault to Discuss Possible Amendments to Chapter 94, Article 14, Special Zoning Districts, Specifically the Procedural Requirements for the PD (Planned Development) District.**

Pinsonneault stated over the last few months there have been requests for rezoning to the PD district. He wants to streamline the process to make it easier and faster for applicants to get their approvals. He pointed out how in the Zoning Code, it lays out there is to be an initial meeting with staff and then with PC, then the General Development Plan, and then the Specific Implementation Plan, and how a project can't start until after the Board approves.

Higgins stated since they are asking for special exceptions on their projects, the PD district allows for these to happen, but they have to go through a few extra hoops. It was agreed that a pre-conference staff meeting is appropriate, but not necessary for PC preconference. Could add language to allow someone to go right to SIP.

Higgins can make some changes and bring this back at the April meeting (as March is pretty full).

Pinsonneault commented that he just wants this revised and we just need to follow what is in there.

Higgins stated she can make it so a small project can go right to SIP.

**18. Project Updates [2:04:30 Zoom Recording]**

Donner brought up the current total expenses with Kristen Fish, of Redevelopment Resources is a little over \$11,452, since last April. She has been working with all the landowners along Schofield Avenue. He has heard there are some uncertainties with the economy, which has slowed some of the movement. He pointed out projects coming in from Intercity State Bank, the old Layne Northwest property, Lokre's development west of Caribou Coffee.

Donner stated in TID 1, we are in process of issuing grant payments to Eau Claire River LLC and Tommy Docks.

He pointed out the inquiry on land in TID 1 (County Road J & STH-29) for a small distribution center. Higgins stated they have submitted a rezone request.

Guernndt questioned old Municipal Center. Donner stated working on estimates for asbestos abatement. Donner stated this property is outside of the TIF, they would need CIP. It was brought up this property is within ½ mile of TID 1.

Higgins brought up a site plan coming in from Mount Olive Church.

**19. Announcements & Commissioner Remarks. [2:15:06 Zoom Recording]**

**a. Next Regular Meeting Date – Monday, March 13, 2023, at 6pm**

Zeyghami commented on the car wash project, and if they don't have a detention basin, can they do what Aldi did for stormwater.

Cronin stated if we have a lot of items coming up, we could pick a date for a second meeting between March & April.

**ADJOURNMENT**

***Motion by Diesen, second by Ermeling, to adjourn the PC meeting at 8:23 p.m.***

Steve Cronin, Village Trustee and Plan Commission Chair

Jennifer Higgins, Director of Planning & Development

Valerie Parker, Recording Secretary