

The Plan Commission meeting was called to order at 6:00 pm by President Kapaun.
The meeting was properly noticed.

Present: Patty Johnson, James Dyer, Katy Kapaun, Todd Radunzel,
Absent: Steve Melby, Brain Tremblay, Jeff Ritchert
Guest: Peter Tharp, Josua Gonzalez (phone)

Approval of minutes from September 18, 2025:

Motion to approve the minutes by Johnson, seconded by Dyer. Motion carried.

Building permits issued and the Building Inspectors Report.

No new homes permit for the month of September.

Discussion/recommendation for a Request for Variance for Daniel Plan at 103 W Graham St. He is looking to widen his driveway and add a detached garage.

Dyer asked if trees would have to be taken down. He is looking to widen the driveway, and they would like to see more of a site plan to review. Plan will come back next month with more information.

Discussion/recommendation for the Deer Hills Final Plat approval for Phase 2a.

The natives are restless as to what is happening out in this neighborhood! This is what was previously approved with the preliminary plat. The main comments were on the design and breaking this up to two phases. Everything else is good. Originally planned as two phases but now it will be phase 1 and phase 2a and phase 2b. Johnson asked about the fire department and the access points for them. Motion to recommend approval for Deer Hills Phase 2a by Dyer, seconded by Johnson. Motion carried.

Discussion/recommendation for Growth Tracking for the WWTP and Water Systems.

We can discuss this but would like to see a more robust group of members here for this discussion. This gives us vision for when we need to add to the Clearas building. We are trying to be responsible and avoid high-water users. We have limited permits to 75 per year and discuss carryover of the not used permits. How many years would this buy us with the expansion of the Clearas addition. It would be a 50% increase with aggressive projections. Johnson will not be here next month but with the other members we should be able to put some numbers in place. Motion to postpone to a future meeting by Johnson, seconded by Dyer. Motion carried.

Discussion/recommendation regarding the Street Capital Improvement Plan for 2028-2032.

There is a memo in your packet discussing this. The first page shows the typical life cycle of a street. Nothing has failed at the one to two rating but in five years they can start to deteriorate faster. Looked at lower rated streets and combine this with the priority of traffic for the village. Division and Main and Grupe Street are the areas that need attention. Jennifer Rae North is the worst area that will need to be repaired. Mill and overlay could be used on this loop like what happened on Hillcrest. Main Street is at the top because of West Blvd. Going in next, it would be better to keep building up than to jump around in connecting the stormwater runoff. Kapaun is asking why the older streets are better constructed than the newer streets that were put in. Dyer thinks it could be soil conditions when the original road was built. Could it be the difference in cold mix and hot mix. How can we better get life out of our street so that we do not have to replace them. For the Main Street project when this happens, we need to include lighting and owning our own light poles (same as West Blvd). Not wanting them to go over Main Street. Want to own the poles so that we can decorate them, etc. Solar lights, etc. Gonzalas would also like to look at and plan ahead of time for funding options once we know what the priorities are.

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Another item to add to this is the shutoff valves for the properties on Main Street. Motion to continue this discussion at the next meeting by Dyer, seconded by Radunzel. Johnson would like to look for grants for downtown. There are community development block grants to help revitalize Main Street and make it look better! Trucks are longer now than when the angle parking first went in. This could be a discussion for public safety. Motion carried.

Discissions/recommendation on the Special Assessment Ordinance 54-6 & 54-4.

This was put on for future agenda and should special assessments become obsolete. Motion to postpone this until the rest of the group is here by Dyer, seconded by Johnson. Motion carried. Look at Baldwin for their ordinances.

Items for future agenda.

Domino's Pizza loading thru the front instead of the back of the store. They are coming out the back instead of the front.

Motion to adjourn at 7:15 pm by Dyer, seconded by Radunzel. Motion carried.

Megan Dull
Village Clerk