

Village Planning Board Meeting

Approved minutes May 20, 2025

Attendees: Herb Schmidt, Stephanie Gasiecki, John Lombardi, Sue DeWitt, Glen & Cyndy Wetzl, Paul Marzec and Doug Feyes

Absent: Dave Metz, Tracie Manske

MOTION by Gasiecki and seconded by Lombardi to approve the March 2025 minutes.

Marzec, vacant land SBL# 119.07-4-3

Marzechomes.com is seeking to change the local code. They are requesting a local code change to the PUD Section 210-25 (5). They believe the current ordinance causes undue hardship due to being too restrictive and present market demand conditions.

Would like to see 2 story homes allowed rather than the one story homes that are currently permitted. Their request also included maximum building height of 35', however the Village Board stated they would only entertain a maximum height of 30' to be consistent with other parts of the code.

MOTION by Schmidt and seconded by Lombardi, to recommend approval to the village board to change the code for the PUD to allow two-story dwellings, not to exceed 30' in height.

All in favor, carried.

Wetzl – **property located behind Tops Markets SBL #119.06-2-4, 119.06-2-6.1, 119.06-2-8, 119.06-2-10**

On the original concept plan, they suggested large storage buildings on the western end section of the development. They would like to forego the storage buildings and add more apartments (possibly 68 more) and add more amenities (club house, gym.)

CEO Czechowski – storm water ok, need another out building for the water meters. Need buffering for snow. Dog park relocated, walking trails eliminated. The board is ok with storage becoming apartments.

ARC is currently putting up storage building near traffic circle.

MOTION to adjourn by Lombardi, seconded by Schmidt, 7:35, Carried.