

MINUTES
PLAN COMMISSION MEETING
Thursday, June 20, 2024 at 7:00 PM
Plan Commission Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Ryan Ganshow, Jon Molkentin, Dan Reik, and Duane Hafemeister

Members Excused: None

Members Absent: None

Staff Present: Inspections & Zoning Director Collin Johnson, and Deputy Clerk Wolf

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of April 18, 2024

The motion to approve the minutes for the Plan Commission Meeting of April 18, 2024 was made by Ryan Ganshow and seconded by Tr. Emmrich. President Heckendorf noted an error in the minutes' attendance. Jon Molkentein was not present at the April 18, 2024, meeting. Jon Molkentein confirmed he was not in attendance, and the correction was made as noted.

Vote: 7 ayes, 0 nays. Motion carried.

3. Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates - W227 N16880 Tillie Lake Court - Culvers

There was a representative from Culver's at the meeting to answer any questions or concerns. Inspections and Zoning Director Johnson provided an overview of the agenda item.

The motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan pertaining to drive-thru and signage updates for Culver's located at W227 N16880 Tillie Lake Court, was made by Tr. Emmrich and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC for Parcel V3_019700V - James Kupfer

The motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan for Cedar Creek Townhomes, LLC. for parcel V3_019700V subject to conditions with staff comments was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Discussion was opened up pertaining to the staff comments indicated in the memo included in the agenda packet. Chase (A representative from American Architectural Group was present on behalf of the developer.) Pres. Heckendorf amended the motion to recommend Village Board approve the Conditional Use Request and Site Plan for Cedar Creek Townhomes, LLC, for parcel V3_019700V, subject to the developer and Jackson Fire Department coming to an agreement regarding the indicated access issues prior to July 9, 2024, Village Board meeting and seconded by Tr. Emmrich.

Vote: 0 ayes, 7 nays. Motion failed.

The motion to table the Conditional Use Request and proposed Site Plan for Cedar Creek Townhomes, LLC. for parcel V3_019700V was made by Tr. Emmrich, and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens/Village Staff to Address the Plan Commission

None

6. Adjourn

A motion to adjourn the meeting was made by Tr. Kruepke and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:24 PM.

Respectfully Submitted,
Pam Wolf - Deputy Clerk