

PLANNING COMMITTEE MEETING
TUESDAY, JANUARY 20, 2026
7:00 p.m.
Second Floor Conference Room

Attendance: Chairman Gary Most
Committee Members: Joel Vogt, Tina Charron, Jordon Riley, Matt Buettner

Attendees: Mayor Stan Darter, J.R. Landeck, Nathan Krebel, Roberta Rohwedder, Mechelle Childers, and JP Fitzgibbons.

Meeting called to order at 7:00 PM.

Agenda Item 1: Petitions by Citizens on Non-Agenda Items: None

Agenda Item 2: Remlok Phase 7 Preliminary Plat.

The Zoning Administrator stated that Public Works had reviewed the plat multiple times and that the Planning Commission has provided a favorable recommendation. The property will connect to Remlok Phase Six to the north and Legacy to the east. Remlok Phase 7 features 20 lots with a 30-foot setback to accommodate utilities. The water line will loop and connect on the eastern side of the site. While the Planning Commission supported a pedestrian connection between Remlok and the Deer Ridge Subdivision, neither developer agreed, and Deer Ridge's plans have already been finalized, making such changes impractical. The retention area will be located near Remlok Phase 6 by the creek, and there will be no common ground.

Motion made by Alderman Riley and seconded by Alderman Matt Buettner to recommend approval of the Remlok Phase 7 Preliminary Plat as presented.

Motion passed unanimously by all committee members.

Agenda Item 3: J.P Fitzgibbons and George Obernagel Exterior Building Material Request for a Commercial Building located at 201 West Mill Street.

The contractor for the project was present and available to answer questions. The Zoning Administrator explained the plan features a two-phase, L-shaped building. Phase One will run along Mill Street and cover about half of the Church Street side of the property. Brick will be used for the street-facing sections, while LP siding will be used on the rear and on the other side. Once completed, the building will feature a four-foot wraparound similar to the Adorable Beast design. The project will be constructed in phases, as tenants have only been secured for the first phase. At this time, no timeline has been established for the start of Phase Two.

Relocation of the fire hydrant is under review, as it is technically located on private property.

The building will be sprinklered, due to its mixed-use classification.

Motion made by Alderman Vogt and seconded by Alderman Charron to recommend approval of the Exterior Building Material Request for a Commercial Building located at 201 West Mill Street as presented.

Motion passed unanimously by all committee members.

Agenda Item 4: Comments.

None.

The motion to adjourn the meeting was made by Alderman Matt Buettner and seconded by Alderman Riley.

Motion passed by a unanimous voice vote.

Chairman Most adjourned the meeting at 7:11 p.m.

Minutes submitted by Mechelle Childers