

PLANNING COMMISSION
MINUTES
January 8th, 2025

Commissioner Sadiq called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, January 8th, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Thursday, January 2nd, 2025 and Friday, January 3rd, 2025 at National Exchange Bank and Trust, the Elkhart Lake Post Office, and the Municipal Office between the hours of 4:42 P.M. and 8:08 A.M. and on the Village website on January 3rd, 2025 at 10:05 A.M.

Roll call was taken with the following Commissioners present: Richard Sadiq, Geoffrey Bray, Eric Stuart, Dorothy Farrell, Matt Flora and Jim Dagley. Commissioner John Rademacher was absent..

Others in attendance: Daniel Sadiq; Tyler Luedtke; Tony Reiter; Gary Roeh; Mike Wolf; Jessica Reilly Administrator/Clerk-Treasurer.

(Stuart/Bray) moved and seconded to approve the December 11th, 2024 minutes.

Public Comment: Wolf asked about the relocation of the Lions Club sign on Highway 67.

Old Business: None

New Business:

Zoning Concerns – Selling Firewood 271 N. Lincoln St.

There was a discussion about the selling of firewood not being a permitted or conditional use in Village zoning districts. Reiter explained that he sells firewood at his property for the local people and campers. Stuart stated that it could potentially be a home-based business. There was discussion that it could be a conditional use. Sadiq suggested that the Village Ad Hoc Ordinance Committee review the issue and look at a potential solution.

Anchor Lanes & The Approach – Sign Permits

There was a discussion about the signs for Anchor Lanes. There was concern about the type of lighting on the signs. The Commission does not want internally lit signs.

(Bary/Stuart) moved and seconded to approve the sign permits for Anchor Lanes as long as the lighting is backlight or halo (not internally lit) and it meets our size regulations.

Motion Carried Unanimously

Cal & Gus EIFS Outside Building

The Commission would like to see either neutral colors or would like the color scheme the building currently has to remain the same.

National Exchange Bank & Trust – Sign Permit

The Commission discussed the sign permit application for National Exchange Bank and there is concern about the lumens compared to the current sign, as well as the operation of the sign. If it was a one-for-one sign change it may be accepted. There was also concern as they have not been allowing electronic signs.

The Full Monty/ The Underground – Sign Permit

Sadiq explained the sign proposal for the Underground. There was a discussion about the lighting of the sign.

(Stuart/Farrell) moved and seconded to approve the sign permit for the Underground as long as it had downlighting and was not internally lite; it also needs to meet the size allowed in the ordinance.

Motion Carried 5-0-1

5 ayes – Bray, Dagley, Farrell, Flora, Stuart

1 abstain – Sadiq

Building Permit -44 Gottfried St – Ramp, Railing, Stairs

(Bary/Dagley) moved and seconded to approve the building permit for 44 Gottfried Street contingent on it meeting state code, inspections, and staying in the same footprint.

Motion Carried Unanimously

Building Permit -101 Osthoff Avenue – Room 99 Remodeling

(Flora/Stuart) moved and seconded to approve the building permit for Room 99 at 101 Osthoff Avenue contingent on it meeting state code and inspections.

Motion Carried Unanimously

Premiere Acres – Roeh – Otto Lane – Site Plan & Engineering

Reilly reviewed the report from the engineer stating that not all the items from the plan have not been installed. Sadiq stated they will talk to Kapur about the need to move the rock wall. Sadiq stated that if everything on the plans are installed and Kapur inspects it, then the building permit will be released. If not everything is installed that is on the plans, then Roeh can either install what is missing or can work with the Village on a timeline of when it will be installed and the Village will need security that it will be installed. After all items are installed and inspected, a building permit can be granted.

(Bray/Stuart) moved and seconded to allow Sadiq to negotiate with Roeh to finish the project on an escrow agreement which would cover the remaining components on the plans, if he does not have all components installed and cannot get them installed due to the weather; this would enable them to then move forward with the building permit.

Motion Carried 5-0-1

5 ayes – Bray, Sadiq, Farrell, Flora, Stuart

1 abstain – Dagley

Discuss Shore Club Dividing Property

The Commission had a brief discussion about the potential for the Shore Club to divide property, but would want to know more details before any decision could be made.

The next meeting date would be February 12th, 2025 at 6:00 pm.

(Flora/Dagley) moved and seconded that the meeting be adjourned at 6:43 P.M.

Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer