

PLANNING COMMISSION MINUTES

July 9th, 2025

Commissioner Shovan called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, July 9th, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Thursday, July 3rd, 2025 at National Exchange Bank and Trust and the Municipal Office between the hours of 4:00 P.M. and 4:08 P.M. and on the Village website on Thursday, July 3rd, 2025 at 2:44 P.M.

Roll call was taken with the following Commissioners present: Lynn Shovan, Geoffrey Bray, Dorothy Farrell, Matt Flora, Jim Dagley, John Rademacher & Eric Stuart.

Others in attendance: Karen Dickrell; Kathleen Barrett; Meghan Grimes; Steve Kieckhafer; Aaron Groh; Brad Jors; Bill Hall; John Schott; Joe Grimes; Kenny Salzwedel; Karl Wuesthoff; Leslie Hauser; Diane Mikolyzk; Crystal Kleiber- Balderrama; Tadeo Balderrama; Tom Karras; Dennis Raeder; Mike Wolf; Clyde Morter; Jim Benson; Jessica Reilly Administrator/Clerk-Treasurer.

(Stuart/Flora) moved and seconded to have the minutes of the June 25th, 2025 meeting amended to add the conditions of the Siebkens retaining wall permit.

Public Comment: T. Karras spoke out that he did not like the design of the new Welcome Center.

Old Business: None

New Business:

Building Permit – 284 S Lake Street – Siebkens Resort – Replace Walking Path

(Dagley/Farrell) moved and seconded to approve the replacement of the uneven pathway along the building at 284 S. Lake Street with Kafka Granite.

Motion Carried Unanimously

Building Permit – 510 Otto Way – Adding Egress Windows

(Bray/Stuart) moved and seconded to approve the permit for 510 Otto Way for the addition of egress windows.

Motion Carried Unanimously

CSM Approval – 41 E. Rhine Street – Welcome Center

Reilly reviewed the CSM for the current Visitor's Center and the Village Park. There would now be only 2 lots.

(Rademacher/Bray) moved and seconded to approve the CSM for the new Welcome Center and park.

Motion Carried Unanimously

Rezoning Application – 41 E. Rhine Street – Welcome Center – PS/I

Reilly reviewed the rezoning request to PS/I. Stuart questioned the land that would be rezoned. Reilly explained it would be Lot 1 on the CSM that was just approved the remaining land is already PR-1 zoning and will remain park zoning.

(Farrell/Rademacher) moved and seconded to recommend to public hearing and the Village Board rezoning Lot 1 on the CSM for the Welcome Center to PS/I.

Motion Carried Unanimously

Rezoning Application – PS/I – 216 N. East Street, 717 E. Maple Street

Reilly reviewed the rezoning request to PS/I. Stuart questioned why the rezoning couldn't wait and what parcels are we looking to rezone. Reilly stated that this is the first step in the process and the Board will hold a public hearing and vote on the rezoning.

(Dagley/Bray) moved and seconded to recommend to public hearing and the Village Board rezoning Lot 1 on the proposed CSM for the Public Works Facility to PS/I.

Motion Carried Unanimously

New Welcome Center & Public Works Facility – Site Plan, Engineering, Photometric, Landscaping, & Utilities

Reilly, Groh, Jors, and Kieckhafer reviewed the plans for the new welcome center and public works facility. The Commission discussed the engineering and Stuart thought there was a conflict of interest with another engineer reviewing the work that another Kapur engineer completed. The rest of the Commission did not see this as an issue. There was a discussion about the patio attached to the Welcome Center. There was also a discussion about offices in the Welcome Center versus open workspace. Reilly stated that staff would like offices. There was also a discussion about future Public Works facility. The Commission also asked what was happening with the current Public Works shop. Reilly stated that for the time being it is going to remain. There was discussion about where the dumpsters and brush will go. If the Commission has more comments or questions, they should let Reilly know, so she can have the team address any issues. The Commission will continue discussion on these projects at their next meeting.

Landing at Elkhart Lake Update

Shovan provided an update on the issues at the Landing at Elkhart Lake and let the Planning Commission know they need to come to the Village to review their plans.

The next meeting date would be July 23th, 2025 at 4:00 pm.

(Rademacher/Flora) moved and seconded that the meeting be adjourned at 7:48 P.M.

Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer