

PLANNING COMMISSION
MINUTES
March 12th, 2025

Commissioner Flora called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, March 12th, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Thursday, March 6, 2025 at National Exchange Bank and Trust, the Elkhart Lake Post Office, and the Municipal Office between the hours of 4:00 P.M. and 4:19 P.M. and on the Village website on March 6th, 2025 at 3:50 P.M.

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

Others in attendance: Jessica Reilly Administrator/Clerk-Treasurer.

(Rademacher/Stuart) moved and seconded to approve the February 12th, 2025 minutes.

Public Comment: None

Old Business: None

New Business:

Cal & Gus EIFS Outside Building

Cal & Gus are planning on using the same color scheme as its current building.

(Flora/Stuart) moved and seconded to approve the EIFS on the Cal & Gus building as presented in the white and red color pattern, same as the current building.

Motion Carried Unanimously

Cal & Gus Sign Permit

(Rademacher/Flora) moved and seconded to table this item until something is submitted.

Motion Carried Unanimously

Building Permit -500 Quit Qui Oc Lane – Replacing Flooring in the Kitchen

(Farrell/Dagley) moved and seconded to approve the building permit for 500 Quit Qui Oc Lane for replacing the kitchen flooring.

Motion Carried Unanimously

Building Permit -99 S. Lake Street – Removal all layers of shingles and replace with new shingles

(Stuart/Bray) moved and seconded to approve the building permit for 99 S. Lake Street for removal of the shingles and replacement with new shingles.

Motion Carried Unanimously

Building Permit -281 Victorian Village Dr Unit 31- Replacing Shower/Tubs

(Rademacher/Flora) moved and seconded to approve the building permit for 281 Victorian Village Drive – Unit 31 for replacing the shower/tub.

Motion Carried Unanimously

Building Permit -279 Victorian Village Dr. – Unit 40 – Water Leak Repair & Renovate Full Unit & Replace Central Air

(Bary/Dagley) moved and seconded to table the building permit for 279 Victorian Village Drive Unit 40 until more information is known and the State is okay with the plans.

Motion Carried Unanimously

Building Permit -101 Osthoff Avenue – Reroof building, garage buildings, concessions, only siding by architectural features, replace flooring in condo units, brown tiles in common areas, replace water heaters and boilers, replace old tubs with new tubs and replace old HVAC unit.

The Commission reviewed the multiple building permit applications.

(Flora/Rademacher) moved and seconded to approve the building permit for the Osthoff Resort reroofing project, but they need to notify the Village and State either way if damage is found that may require structural plans.

Motion Carried Unanimously

(Flora/Stuart) moved and seconded to approve the remaining building permits for the Osthoff Resort.

Motion Carried Unanimously

Zoning Changes – Changes C-1, C-2, C-3, C-4 – permitted uses and add definition of Variety Store 16.15

The Commission discussed the potential changes to the zoning ordinance and felt they want all the zoning changes at one time. There was also concern about the proposed zoning changes.

(Stuart/Rademacher) moved and seconded to table this item until all the zoning changes come back from the Board.

Motion Carried Unanimously

The next meeting date would be April 9th, 2025 at 6:00 pm.

(Rademacher/Flora) moved and seconded that the meeting be adjourned at 6:41 P.M.

Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer