

PLANNING COMMISSION  
MINUTES  
September 10, 2025

Commissioner Shovan called the meeting of the Elkhart Lake Planning Commission to order on Wednesday, September 10<sup>th</sup>, 2025 at 6:00 P.M. in the Village of Elkhart Lake with the agenda having been duly posted on Thursday, September 4<sup>th</sup>, 2025 at National Exchange Bank and Trust and the Municipal Office between the hours of 2:55 P.M. and 3:45 P.M. and on the Village website on September 4<sup>th</sup>, 2025 at 3:15 P.M.

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

Others in attendance: Reed Jans; Rubin Rider; Aaron Katsma; Garrett Mersberger; Sue DiSilvetro; Kenny and Judi Salzwedel; Aaron Groh; Crystal Kleiber Balderrama; Mike Wolf; Jessica Reilly Administrator/Clerk-Treasurer.

(Rademacher/Flora) moved and seconded to approve the August 13<sup>th</sup>, 2025 minutes.

**Public Comment:** None

**Old Business:** None

**New Business:**

Building Permit – 264 Turtle Hollow – Interior Remodeling

(Farrell/Dagley) moved and seconded to approve the building permit for 264 Turtle Hollow for interior remodeling.

Motion Carried Unanimously

The Mad Patcher – Sign Permits

(Bray/Dagley) moved and seconded to table the sign permit for The Mad Patcher.

Motion Carried Unanimously

Art Room – Sign Permit

(Farrell/Bray) moved and seconded to table the art room sign permit until more information is provided.

Motion Carried Unanimously

The Well Development – 291 N Lincoln St – Conditional Use Permit, Temporary Sign, Review Site Plan, Engineering, Photometric, Landscaping, and Utilities

The Commission reviewed the Well Development plans. There was discussion about the building, the signage, the potential sidewalk, the lighting, and many other items. The Commission also discussed the Conditional Use Permit Application and potential conditions for the project. The Commission reviewed that the CUP was necessary as it will function as a church and community center. There were questions about if they have asked Northern Moraine for approval and if the building will be sprinkled. The Commission reviewed the engineering comments for the project.

(Bray/Dagley) moved and seconded to approve a temporary sign for 6 months or until ground is broken, whichever is first.

Motion Carried Unanimously

(Bray/Rademacher) moved and seconded to recommend to public hearing the Conditional Use Permit for The Well Development with full engineering reports, state approved building permits and meeting all codes, and well as an approved development agreement.

Motion Carried Unanimously

The next meeting date would be October 8<sup>th</sup>, 2025 at 6:00 pm.

(Flora/Rademacher) moved and seconded that the meeting be adjourned at 6:57 P.M.

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Prepared By: Jessica Reilly, Administrator/Clerk/Treasurer