

**PLAN COMMISSION  
MINUTES  
December 08, 2025**

**The Plan Commission met at 4:34p.m. on the above date in the Council Chambers.**

**The following members were present:** Mayor Stocks, Alderman Blanke, Beyer, Kneser, Krueger, Lampe, Levi, Zirbes

**Also in attendance:** Ryea Bruske, Robert LeGrow

- 1. Call to order (4:31pm)**
- 2. Approval of Minutes**
  - A. Site Plan Review minutes November 24, 2025**
  - B. Plan Commission minutes dated November 24, 2025**

Motion to approve Site Plan Review minutes and Plan Commission minutes dated November 24th was made by Krueger and seconded by Kneser, passed on unanimous voice vote.
- 3. Business**
  - A. Public Hearing:** 874 Hickory Court – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550- 24C(2)(b) and Section § 550-56AA  
No public comment.
  - B. Review and take action:** 874 Hickory Court – request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) under Section §550- 24C(2)(b) and Section § 550-56AA  
Brian Zirbes presented the request for a CUP for an accessory dwelling unit. The applicant was also present to give background information and answer any questions of the commission.  
Motion to approve the CUP was made by Blanke, seconded by Levi and passed on a unanimous voice vote.
  - C. Public Hearing:** 1428 Country Club Lane – request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under §550- 56C(1)(b)[1]  
Robert LeGrow (applicant) was present to speak on the reason for his request to add the accessory structure.
  - D. Review and take action:** 1428 Country Club Lane – request for a Conditional Use Permit (CUP) for a combination of accessory structures exceeding a total of 1,000 square feet under §550- 56C(1)(b)[1]  
Brian Zirbes presented the request for a CUP for the accessory structure.  
Motion to approve with the condition that the structure not exceed a height of 20 ft. was made by Levi, seconded by Krueger and passed on a unanimous voice vote.
  - E. Convene into closed session per §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Hart Street Drainage improvements)**  
Motion to convene into closed session was made by Levi, seconded by Lampe and passed on a unanimous roll call vote. (4:44pm)
  - F. Reconvene into open session (5:07pm)**
- 4. Adjournment**

Motion to adjourn was made by Kneser and seconded by Levi and passed on a unanimous voice vote. (5:08pm)

All materials discussed at this meeting can be found at:

[https://files-backend.assets.thrillshare.com/documents/asset/uploaded\\_file/5330/Cow/43bef2f8-2199-4140-b0b4-c784cb9648fd/December-8%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline](https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/43bef2f8-2199-4140-b0b4-c784cb9648fd/December-8%2C-2025-Plan-Commission-Meeting-Packet.pdf?disposition=inline)

Respectfully Submitted,  
Alderman Brad Blanke