

**PLAN COMMISSION
MINUTES
April 13, 2026**

The Plan Commission met at 4:30p.m. on the above date in the Council Chambers.

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

Also in attendance: Curt Herman; Gracie Jagler, John S. Jagler, John D. Jagler of Gracie's Doggie Delights; Scott Foley of Ultimate Construction; and Vicki Jurgella

1. Call to order (4:32pm)

2. Approval of Minutes

A. Plan Commission minutes dated March 23, 2026

Motion to approve Site Plan Review and Plan Commission minutes was made by Krueger and seconded by Levi, passed on unanimous voice vote.

3. Business

A. Public hearing: 1601 Randolph Street – request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C

No Public Comment

B. Review and take action: 1601 Randolph Street – request for a Conditional Use Permit (CUP) for an accessory structure exceeding a total of 1,000 square feet under Section §550-56C(1)(b)[1] and exceeding the maximum height of 15 feet for an accessory structure under Section §550- 83C

Brian Zirbes presented the request for the CUP for 1601 Randolph St. to build a 1,080 SF garage with a maximum height of 18 ft. at the roof peak. The garage will be less than 12 ft. from the house and is allowed through the building code due to additional fireproofing.

Motion to approve with the conditions that the maximum height of the accessory structure shall be no more than 18ft at the roof peak was made by Blanke, seconded by Levi and passed on a unanimous voice vote.

C. Review and take action: 1019 S. Fifth Street Site Review for light industrial – Gracie's Doggie Delights

Brian Zirbes presented the site plan for 1019 S. Fifth Street. The applicant is proposing to construct a light industrial building to package premade dog treats for Gracie's Doggie Delights. The business will operate Monday through Friday 7am - 5pm and have four employees. Access to the proposed building is provided from S. Fifth St. The proposed building will be 3,200 SF in area and 18.7ft high at the roof peak. The approach to the front of the building will be paved along with a small parking area with 4 parking stalls. A CSM creating the parcel for this building was approved by the Plan Commission on February 24th, 2025.

Motion to approve with the condition that the applicant obtain any required erosion control and stormwater permits, include fire extinguishers, exit lights and a Knox box,

and that the parking lot be paved was made by Blanke, seconded by Kneser and passed on a unanimous voice vote.

D. Review and take action: 513 Clyman Street Certified Survey Map (CSM)

Brian Zirbes presented the request for a CSM for 513 Clyman St.

Motion to approve with no conditions was made by Krueger, seconded by Beyer and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

https://files-backend.assets.thrillshare.com/documents/asset/uploaded_file/5330/Cow/53bd674b-ba77-48b0-890f-a906f90db64e/April-13%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Blanke and seconded by Levi and passed on a unanimous voice vote. (4:43pm)

Respectfully Submitted,

Alderman Brad Blanke