

PLAN COMMISSION

MINUTES

March 09, 2026

The Plan Commission met at 4:31p.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: Rod Johnson, Tyler Naatz, Maddi Naatz, Nate Peters

1. Call to order (4:34pm)

2. Approval of Minutes

A. Plan Commission minutes February 9, 2026 and February 23, 2026

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

3. Business

A. Review and take action: Gateway Drive Final Plat (PIN: 291-0815-1631-003)

Brian Zirbes presented the Gateway Drive Final Plat. He pointed out that the state Department of Administration has not yet commented on the plat. Staff recommended approval with the following conditions:

- Make any changes or corrections to the plat as identified by the WDOA.
- Obtain Erosion Control and Storm Water Runoff Permit review and approval if land disturbance exceeds one acre.
- Obtain final approval of the Planned Development Overlay Zoning associated with this plat.
- Add a note to the plat pertaining to payment of parkland fees 'in lieu of dedication'.
- Add a note to the plat pertaining to drainage and stormwater requirements

Motion to forward to council with a positive recommendation with the conditions as noted was made by Krueger, seconded by Blanke and passed on a unanimous voice vote.

B. Review and take action: N8493 County Road E Extraterritorial Certified Map

Brian Zirbes presented the request for a CSM for N8493 County Road E. The applicant was present to dispute the right of way requirements of the city. Staff has recommended approval with the following conditions:

- Correct the signature page on the CSM to include Extraterritorial Jurisdiction language.
- Add a note regarding the Airport Approach Protection Zone having a maximum elevation of 968 feet above mean sea level for all buildings and vegetation.
- Dedicate the required expanded ROW for County Highway E.

Motion to approve the CSM with the conditions as noted was made by Beyer, seconded by Kneser and passed on a unanimous roll call vote.

C. Review and take action: N7233 Shade (Saucer) Road Extraterritorial Certified Survey Map

Brian Zirbes presented the request for the CSM for N7233 Shade (Saucer) Road. Staff has recommended approval with the following conditions:

- Correct the signature page on the CSM to include Extraterritorial Jurisdiction language.

Motion to approve the CSM with the condition as noted was made by Blanke, seconded by Lampe 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/ed5d7864-6c08-4c0b-89bd-ce92109d09de/March-9%2C-2026-Plan-Commission-Meeting-Packet.pdf?disposition=inline

4. Adjournment

Motion to adjourn was made by Lampe and seconded by Kneser and passed on a unanimous voice vote.
(4:50pm)

Respectfully Submitted,

Alderman Brad Blanke