

**VILLAGE OF KIMBERLY
PLAN COMMISSION MINUTES
11/19/2024**

A meeting of the Village Kimberly Plan Commission was called to order on Tuesday, November 19, 2024 at 5:00pm in the Rick J. Hermus Council Chambers, 515 W. Kimberly Ave by President Kuen.

Commissioners Present: President Chuck Kuen, Commissioners: Norb Karner, Todd Schneider, Michael Robach, Dave Vander Velden and Dean Schiesl
Commissioners Excused: Commissioner Jeremy Freund
Staff Present: Deputy Clerk Erica Ziegert, Administrator/Public Works Director Danielle Block, Community Development Director Sam Schroeder and Brad Werner of McMahan

Approval of Minutes from the 09-17-2024 Meeting

Commissioner Karner moved, Commissioner Schneider seconded the motion to approve the minutes from the 09-17-2024 Plan Commission meeting. Motion carried by unanimous vote.

Unfinished Business

None

New Business

Certified Survey Map – Lot Consolidation – Aspire Senior Living Community located at 825 Cobblestone Ln

Commissioner Karner moved, Commissioner Schiesl seconded the motion to approve the Certified Survey Map as presented for Lot Consolidation located at 825 Cobblestone Ln for Aspire Senior Living Community. Motion carried by unanimous vote.

Certified Survey Map – Lot Consolidation – Crane Engineering Site located at 707 Ford Street

Commissioner Schiesl moved, Commissioner Karner seconded the motion to approve the proposed Certified Survey Map as presented contingent upon an affidavit of correction removing the 30-ft front yard setback is approved by the Village Board prior to recording. Motion carried by unanimous vote.

Site & Architectural Review – Crane Engineering Building Expansion located at 707 Ford Street

Commissioner Karner moved, Commissioner Schnieder seconded the motion to approve the site plan and architectural components of the Crane Engineering building expansion, contingent upon the following: 1) A Certified Survey Map combining all four properties is recorded prior to the issuance of permit. 2) The 30-foot front yard setback as noted on the original plat and as documented in the covenants is released or reduced to allow the proposed development as presented. 3) Stormwater management plan shall be reviewed, and a stormwater management agreement is recorded for the property. Motion carried by unanimous vote.

Affidavit of Correction – Kimberly Industrial Park Plat – Removal of the 30 Foot Front Yard Setback

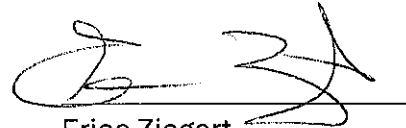
Commissioner Schneider moved, Commissioner Karner seconded the motion to approve the affidavit of correction removing the 30-foot front yard setback restriction from the Kimberly Industrial Park Plat as presented. Motion carried by unanimous vote.

Site & Architectural Review – Clubhouse remodel for proposed wine bar and social space located at 345 N Main Street

Commissioner Karner moved, Commissioner Schneider seconded the motion to approve the site plan and architectural components of the redevelopment of the Clubhouse development at 345 N. Main Street as presented, contingent upon the following: 1) Liquor License is approved by the Village Board. 2) Dumpster/refuse shall be located off Clubhouse Ln and shall be fully screened from off-site view, subject to future consideration. 3) Addl. landscaping subject to staff approval shall be installed along residential property line to the east. 4) Sidewalk along full southern portion of property along Clubhouse Ln shall be installed and meet code w/in 6 months of occupancy of the 1st floor. 5) Any major site modifications including a future wine shack shall require further review. Motion carried by unanimous vote.

Adjournment

Commissioner Karner moved, Commissioner Schiesl seconded the motion to adjourn. Motion carried by unanimous vote at 5:23pm.



Erica Ziegert
Deputy Clerk
Dated 11/20/2024