

**Village of Kimberly
Plan Commission
Minutes
MARCH 21, 2023**

Chairman Karner called the meeting to order at 6:00 p.m. Commissioners present were Dean Schiesl, Jeremy Freund, Norb Karner, Mike Hruzek, and Todd Schneider. Commissioners Kuen and Vander Velden were absent and excused. Also in attendance were Administrator-Community Development Director, Mahoney, Director of Public Works/Zoning Administrator Ulman, Deputy Clerk-Treasurer Brown, Mrs. DeJesus, and Thomas Gaffney.

Approval of Minutes from the 02-21-2023 Meeting

Hruzek moved, Schneider seconded motion to approve the minutes from the 02-21-2023 Plan Commission Meeting. The motion carried by unanimous vote.

Convene into a Public Hearing on the Conditional Use Permit, 345 N Main St, to allow a Second Principal Use.

Freund moved, Hruzek seconded the motion to convene into a Public Hearing at 6:02pm. The motion carried by unanimous vote.

Patrick DeJesus (Via Telephone) is requesting to construct a new single-family dwelling as a second principal use structure at 345 N Main St. A Conditional Use Permit is required because Zoning Ordinance section 510-10 B permits only one (1) principal use structure on a lot except as permitted through a Conditional Use Permit.

Patrick noted that the second dwelling will be for his mother to live in. The distance between the two dwellings is approximately 20 ft.

The Clubhouse (that is currently occupied by the DeJesus's) and the new dwelling will be located together on one parcel.

Close Public Hearing and Reconvene.

Schneider moved, Schiesl seconded the motion to close the Public Hearing at 6:10pm. The motion carried by unanimous vote.

New Business for Consideration and Approval


a) Conditional Use Permit, 345 N Main St., Allow a Second Principal Use

Hruzek moved, Schneider seconded the motion to approve the Conditional Use Permit for 345 N Main St. The motion carried by unanimous vote.

The following conditions apply:

1. The single-family dwelling shall only be used a principal residence for those occupying the dwelling.
2. The garage parking spaces, outdoor parking spaces south of the garage, and driveway between the parking spaces and public road shall only be used for parking in association with the dwelling units.
3. The propose single family dwellings use shall not create a nuisance.
4. The proposed single-family dwelling shall be conducted in compliance with all applicable Village, County, State, and Federal rules and regulations.
5. The Village reserves the right to reconsider this Conditional Use Permit for additional conditions and/or revocation should it be determined compliance with the conditions of approval are not being provided.
6. This Conditional Use Permit is not transferable to other properties.
7. Plans or other information must be submitted and approved by Village staff demonstrating siding and roofing materials for this structure are complimentary to the existing building in form, texture, and color.
8. The driveway shall be altered to provide a sidewalk section to be compatible with future sidewalk installation.

Schiesl moved, Hruzek seconded the motion to adjourn. The motion carried by unanimous vote and the Commission adjourned at 6:21 pm.


Susan Brown
Deputy Clerk-Treasurer