

MINUTES
CHURUBUSCO PLAN COMMISSION
REGULAR MEETING
FEBRUARY 12, 2025
6:30 P.M.

CHURUBUSCO BOY SCOUT BUILDING
501 N. Krieger Drive

MEMBERS PRESENT

Brandon Johnson
Devin Keener
Wayne Krider
Ashley Wagner
Madalyn Sade-Bartl, President

MEMBERS ABSENT

Vivian Sade
Mark Pepple
Brenda Saggars, Vice
President
Pat Stanford

STAFF

absent

ATTORNEY

absent

AUDIENCE MEMBERS

One visitor signed the Guest List at the meeting. A Guest List is included with these minutes.

CALL TO ORDER/ROLL CALL

Ms. Sade-Bartl called the meeting to order at 6:30 P.M. and read the roll with members present and absent listed above. She noted that staff was unable to attend due to the snow and ice storm.

ELECTION OF 2025 PLAN COMMISSION OFFICERS

Ms. Sade-Bartl opened the floor for nominations of 2025 officers. Mr. Krider nominated and motioned to retain Ms. Sade-Bartl as president and Ms. Saggars as vice-president. Devin Keener seconded the nomination and motion. Hearing no other nominations, Ms. Sade-Bartl closed the nominations and called for a vote to retain the 2024 officers. The motion passed 5-0.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Keener made a motion to approve the June minutes, as distributed. Ms. Wagner seconded, and the motion passed 5-0.

ADMINISTRATION OF THE OATH TO WITNESSES

Ms. Sade-Bartl administered the Oath to the visitor.

OLD BUSINESS

Ms. Sade-Bartl mentioned to the Commission that the Comprehensive Plan needed to be updated, but she had not yet brought the matter to the Town Council. She felt they should be involved given the Town would be paying for the update and would be involved with the process. The matter was tabled for a future meeting.

NEW BUSINESS

1. 25-CH-SUBD-1

Mark Zuehsow requested primary plat approval of a 2-lot subdivision proposed to be known as Zuehsow Subdivision. The subject parcels were zoned R-2, Two-Family Residential, and GB, General Business District, located on the south side of Pleasant Street, 1200 feet east of Whitley Street, and more commonly known as 415 W. Pleasant Street.

Ms. Sade-Bartl summarized the request and informed the Commission the Town Council had vacated two alleys adjacent to the property in November to assist Mr. Zueshow with this request. She referenced the staff report provided by the Planning & Building Department and asked if the Commission had any questions pertaining to the report. Mr. Keener asked about access to utilities. Ms. Sade Bartl stated the new lot would have access to water and sewer as the houses on either side of the lot were connected to Town utilities. Having no other questions, the petitioner was asked to speak on the request.

Petitioner Mark Zuehsow cited the property currently consists of several, oddly shaped parcels. This plat would combine the lots and divide them into two buildable lots. The Commission asked what his plans were with the parcels. Mr. Zueshow stated the existing house would remain on one of the lots and, while he had no plans to sell the other, he may sell the vacant lot in the future. Having no other questions for the petitioner, the public hearing was opened. Having no members of the public speak, the hearing was closed.

Mr. Keener made a motion to approve 25-CH-SUBD-1 as presented with the staff's conditions; Ms. Wagner seconded, and the motion passed 5-0. Ms. Bartl advised Mr. Zueshow to contact Planning & Building for the next steps as she was unsure exactly what needed to be done before going to the Town Council for final approval.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Mr. Krider made a motion to adjourn, seconded by Mr. Johnson, and the meeting was adjourned at 6:45 P.M. by a vote of 5-0.

GUEST LIST

1. Mark Zueshow 415 W. Pleasant Street, Churubusco