



## MINUTES OF PLAN COMMISSION MEETING

DATE: Tuesday, April 9, 2024

TIME: 6:00pm

LOCATION: Combined Locks Civic Center,  
Council Chambers, 405 Wallace Street

### MINUTES

- A. Call to order:** Meeting called to order by Plan Commission Chair Ken Heckner at 6:00pm.
- B. Attendance:** Plan Commission members present – Heckner, Mulry, Mader, Maynard, Carney, Weyenberg, and Romberg. Plan Commission members absent – None. Staff present – Administrator Shampo-Giese. Others present – Wade Micoley and Alex Ryczek of Tycore Built
- 1. Review and consider approval of minutes from 01/10/24 meeting:** N. Romberg made a motion to approve the minutes as presented. K. Carney seconded the motion, and it passed unanimously.
  - 2. Hear update on Wolfinger Estates Development – Wade Micoley:** Wade Micoley and Alex Ryczek presented some details about the Wolfinger Estates Plat. The development will include an estimated 200 single-family lots/homes and a 10-12 buildings apartment development; with each building having 9-12 rentable units. The first phase of the development is 77 lots. Homes in this phase will vary with 2 or 3 car garages, but all will include brick and stone on the facade. The apartment development will have attached garages, private entrances and ADA units available. Plan Commission members and the developers discussed the proposed plat. The general consensus of Plan Commission member opinion is that this will be a great addition to the community.
  - 3. Review and consider recommendation to approve a Certified Survey Map for recently annexed property on east side of DeBruin Road (Wolfinger Estates):** The Administrator explained that the CSM divides the Wolfinger Estates Plat into two lots; one of which is being proposed to be added to TID 3. The matter was discussed. J. Weyenberg made a motion to recommend approval of the CSM. J. Maynard seconded the motion, and it passed unanimously.
  - 4. Review and discuss recommendations/thoughts submitted by a resident:** Plan Commission members reviewed a list of recommendations/thoughts that Al Leicht submitted. Items discussed included: prioritizing park developments, safe pedestrian crossing, adequate services, and location of services/public buildings.
  - 5. Schedule next meeting:** Plan Commission members discussed moving future meetings to Tuesday nights at 5:30pm, but the next meeting includes a public hearing and is already scheduled for Wednesday, May 1<sup>st</sup> at 6:00pm.
  - 6. Adjourn:** D. Mader made a motion to adjourn the meeting. J. Weyenberg seconded the motion, and it passed unanimously. The meeting adjourned at 7:30pm.