



## MINUTES OF PLAN COMMISSION MEETING

DATE: Tuesday, October 8, 2024

TIME: 5:30pm

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, Carney, Maynard, Weyenberg, Mader, and Romberg. Plan Commission members absent – None. Staff present – Administrator Shampo-Giese and Assistant Public Works Director Weyenberg. Others present – Phil Kleman of McMahon Associates, Connie Sonsthagen, and Brad Rymer from Vierbicher.
- 1. Review and consider approval of minutes from 09/10/24 meeting:** K. Carney made a motion to approve the minutes as presented. J. Weyenberg seconded the motion, and it passed unanimously.
  - 2. Review and consider recommendation to approve Certified Survey Map to combine parcels 230049400 and 230049500; 113 Wallace Street:** Plan Commission members discussed the requested CSM. Assistant Public Works Director Weyenberg noted that televising of the sanitary sewer main on Wallace Street showed two leaking laterals serving this property. The matter was discussed at length. J. Weyenberg made a motion to approve the CSM contingent upon further investigation of the sanitary sewer laterals. J. Maynard seconded the motion, and it passed unanimously.
  - 3. Review and consider recommendation to approve Certified Survey Map to combine Review and consider recommendation to approve Certified Survey Map to remove three single family lots and combine them with the multi-family lot in Wolfinger Estates:** Brad Rymer of Vierbicher presented the requested CSM on behalf of the Wolfinger Estates. He explained that removal of three residential lots is necessary to fit the apartment buildings and garages appropriately. The matter was discussed. J. Weyenberg made a motion to approve the CSM contingent upon confirmation of TID limitations and some verbiage in the stormwater statement. K. Carney seconded the motion, and it passed unanimously.
  - 4. Consider requests for Capital Improvement Projects/Purchases identified in the 2020-2025 Comprehensive Outdoor Recreation Plan and/or 2030 Comprehensive Plan:** Plan Commission members reviewed the plans and prioritized these improvements: replace volleyball court at Memorial Park, change Van Zeeland Park biofilters to drain tile, park identification signs, and asphalt trail repair at Memorial Park.
  - 5. Discuss Lindberg Park parking lot plans:** Plan Commission members discussed the proposed parking lot reconstruction with Village engineer Phil Kleman. The proposed parking lot increases parking spaces and removes the asphalt loop. Commission members discussed proper lighting needs, solid fence to block headlights from neighboring properties and storm water management.
  - 6. Schedule next meeting:** Meetings for November and December will be scheduled only if needed.
  - 7. Adjourn:** D. Mader made a motion to adjourn the meeting. N. Romberg seconded the motion, and it passed unanimously. The meeting adjourned at 7:13pm.