

VILLAGE OF ALBERS – PLANNING COMMISSION

Non-verbatim meeting minutes from the meeting held January 23, 2025

Meeting was called to order by Chairman John Wieter at 6:30 P.M.

The Pledge of Allegiance was recited.

Members present were John Wieter, Ryan Wuebbels, Chuck Hubert, Scott Huegen, Bob Netemeyer, and Ken Lake.

Members absent: Bill Kramer

Also present were Steve Schomaker (Village President), Jeannie Brendel (Zoning Administrator), and Kent Schwierjohn (Trustee and Zoning Committee Chairman).

The meeting minutes from the previous meeting held on December 11, 2023 were read by Secretary Wuebbels. A motion to approve the minutes was made by Ken Lake which was seconded by Chuck Hubert. Vote was 6 – yeas and 0 – nays. Motion carried.

The agenda for tonight's meeting was presented by Chairman Wieter. A motion to approve the agenda was made by Scott Huegen which was seconded by Chuck Hubert. Vote was 6 – yeas and 0 – nays. Motion carried.

NEW BUSINESS

1. The first item on the agenda was to consider the addition of a new Industrial Zoning District / Classification, I-1, to allow for and regulate solar farms. Village President Schomaker discussed the solar farms and advised that he has been to County meetings regarding this. Jeannie spoke to the planning commission regarding the ordinance that was drafted. After some discussion, there was a motion made to approve the proposed ordinance by Scott Huegen which was seconded by Ken Lake. Vote was 6 – yeas and 0 – nays. Motion carried.
2. The second item on the agenda was to review and/or revise Section 40-9-13, Fees. The current and the proposed schedule of fees for The Village of Albers were presented to the commission. Chairman Wieter explained the various fees along with a description of each. After some discussion, the planning commission decided to adjust the proposed amount for an Accessory Use of Structure from \$75.00 to \$100.00. A motion to approve the proposed fees with the one change above was made by Scott Huegen. The motion was seconded by Ryan Wuebbels. Vote was 6 – yeas and 0 – nays. Motion carried.
3. The third item on the agenda was to discuss the expiration/extension of the Bond/Escrow Deposit for The Rose-Charles Estates Subdivision project due to extenuating circumstances. After a brief discussion, The Planning Commission decided to place a 1 year extension on the Bond/Escrow Deposit. A motion was made by Chuck Hubert to allow a 1 year extension. The motion was seconded by Bob Netemeyer. Vote was 6 – yeas and 0 – nays. Motion carried.

OLD BUSINESS

There was no Old Business.

A motion to adjourn the meeting was made by Chuck Hubert and seconded by Scott Huegen. Vote was 6 – yeas and 0 – nays. Motion carried.

The meeting was adjourned at 6:55 pm.