

**VILLAGE OF FREDONIA  
PLAN COMMISSION MEETING MINUTES  
MAY 2, 2022**

Chairman Don Dohrwardt called the Plan Commission meeting to order at 7:00 p.m.

Board members present: Don Dohrwardt, John Long, Jerry Jacque, Dan Wellskopf, Gerry Weiland, Gene Mayer and Troy Bretl.

Staff/Officials present: Director of Public Works Roger Strohm, and Village Clerk Melissa Depies.

Others present: Andrew Schmitz – Andrew J Schmitz Concrete and Brian Wells – Miller Engineers.

**Approve minutes**

Motion by Troy Bretl, seconded by Gene Mayer, to approve the April 4, 2022, Plan Commission Public Hearing and the April 4, 2022 Plan Commission meeting minutes as presented. Motion carried.

**Proposed Contractor's yard at 781 Tower Drive**

Andrew Schmitz, Andrew J Schmitz Concrete, explained that they would like to create a large gravel parking lot for employee parking, trailer parking, and outside storage of a rebar rack and gravel. The lot will be gravel initially; however may be paved at some point in the future. There would be a water retention ditch/swale, around the lot to accommodate any storm water runoff.

Director of Public Works Roger Strohm stated that this project will require a conditional use permit and public hearing.

Motion by Gerry Weiland, seconded by Dan Wellskopf, to schedule a Public Hearing before the Plan Commission on June 6.

Brian Wells – Miller Engineers explained the project drawings stating that access to the lot will be from Tower Drive. The lot will have a drainage swale around the property which will discharge to South Milwaukee Street. The lot will be fenced in with a 6 foot high wooden privacy fence and Honey Locust and Ironwood trees will be planted in front of the fence on both Tower Drive and South Milwaukee Street. Mr. Schmitz stated that the fence will be staggered wooden slats with a metal rolling gate.

Director Strohm suggested that trees be planted on the north side of the property as well. Mr. Schmitz indicated that he is open to adding and or changing the landscape as needed once construction is complete.

Trustee Long stated that the terms of the condition will need to be reviewed after one year to make sure they are in compliance.

Director Strohm stated that the Fire Department has no concerns with this project.

Motion by Gerry Weiland, seconded by Dan Wellkopf, to schedule a Public Hearing before the Plan Commission on June 6. Motion carried.

### **Annual Review of Chapter 49 – Ethics of the Fredonia Village Code**

The Ethics Code was distributed and reviewed by all members.

### **Items for future consideration**

Director Strohm stated that he has received a revised plat from Hillcrest Builders; the only change to the plat is that Lot 79 is much smaller than previously submitted and they are eliminating anything on school land.

Gerry Weiland questioned why this project is moving so slow. Director Strohm stated that the cost of materials and delays in obtaining materials is a big factor. Director Strohm also noted that he is waiting for a safe water sample for the house is complete.

### **Adjournment**

Motion by Jerry Jacque, seconded by Dan Wellkopf, to adjourn the meeting at 7:35 p.m. Motion carried.