

**VILLAGE OF KIMBERLY
PLAN COMMISSION MINUTES
12/16/2025**

A meeting of the Village Kimberly Plan Commission was called to order on Tuesday, December 16, 2025, at 5:00pm in the Rick J. Hermus Council Chambers, 515 W. Kimberly Ave, by President Kuen.

Commissioners Present: President Chuck Kuen and Commissioners: Michael Robach, Norb Karner, Todd Schneider, and Nancy Bourassa
Commissioners Excused: Commissioners Jeremy Freund and Dave Vander Velden
Staff Present: Deputy Clerk Erica Ziegert, Administrator/Director of Public Works Danielle Block & Community Development Director Sam Schroeder

Approval of Minutes from the 11-18-2025 Meeting

Commissioner Karner moved, Commissioner Schneider seconded the motion to approve. Motion carried by unanimous vote.

Public Hearing

None

Unfinished Business

None

New Business

Site & Architectural Review Amendment – Rebman Plumbing located at 700 W Kimberly Avenue

Commissioner Karner moved, Commissioner Robach seconded the motion to approve the building currently being constructed with no changes to the approved grading and drainage, the overall site plan, the landscaping, or any other conditions as originally approved and with added condition that the overhangs above the front entrances would be added. Motion carried by unanimous vote.

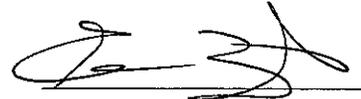
Preliminary Plat Review – The Blues (Replat of the Condominium Plat – The Blues at the Trails)

Commissioner Schneider moved, Commissioner Karner seconded the motion to approve the Preliminary Plat for the Blues at the Trail with the following conditions: 1. The public trail easement north of Tanha Lane is removed. 2. The north line of Lots 33 and 40 are moved further south to allow for additional buffering between said Lots and future development within Lot 41. 3. All Lots shall be serviced by laterals connected to public utility mains at the developer's costs. 4. Any duplicate service utility laterals shall be properly abandoned at the developer's costs. 5. Additional investigation shall be completed prior to a final plat submittal to consider necessary pedestrian accommodations. Motion carried by unanimous vote.

Doug Woelz, resident at 351 Satori Trl, spoke with concerns regarding screening and landscaping between his home and businesses in the area. He also had concerns about the type of structures being built next to him and adjacent to him. He stated that he bought into the property they live in now because what was being proposed at the time was a higher end development.

Adjournment

Commissioner Karner moved, Commissioner Bourassa seconded the motion to adjourn. Motion carried by unanimous vote at 5:25pm.

A handwritten signature in black ink, appearing to read 'Erica Ziegert', written over a horizontal line.

Erica Ziegert

Deputy Clerk

Dated 12/17/2025