

1. **Call To Order**: Dave Dillenburg called the meeting to order at 5:31 pm.  
**Roll Call**: Bob Ross, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye. Rich Heidel is excused. Peter Burkel arrived at 5:34 pm.
2. **Verify/Modify/Approve Agenda**  
**Motion by** Bob Ross, **Second by** Tom Dennee to approve the Planning & Zoning Commission agenda. All in favor. None opposed. Motion carried.
3. **Approval of Planning & Zoning Minutes: August 12, 2015:**  
**Motion by** Tom Dennee, **Second by** Bob Ross to approve the August 12, 2015 minutes as presented. All in favor. None opposed. Motion carried.
4. **Public Comment on Non-Agenda Items:** None
5. **Consider Certified Survey Map, HB-257:**  
Daniel Goffard and Kenneth Goffard propose a 3 acre CSM containing 450' of road frontage for a farm residence for one of their children. Parcel HB-257 is a 38.95 acre parcel. Approval of the CSM will result in parcels of 35.95 acres and 3 acres. The land is zoned A2-Exclusive Agriculture. Minimum lot size for a single family residence is 35 acres except for: *Farm operator, parents, children and workers of the farm operator may locate a single family dwelling on a separate lot containing a minimum of 2.5 acres and 200 feet of frontage.*  
**Motion by** Tom Dennee, **second by** Jeff Ambrosius to approve the 1-lot CSM for Goffards, HB-257 as presented. All in favor. None opposed. Motion carried.
6. **Consider Certified Survey Map, HB-284, HB-1276, HB-1276-1, HB-1276-2:**  
Daniel Goffard and Kenneth Goffard propose a CSM dividing lands from parcel HB-1276 to attach to two existing parcels and create an additional parcel from this parcel. This CSM also proposes a 3 acre parcel from parcel HB-284 containing 495 feet of road frontage for a farm residence for one of their children.  
**Motion by** Bob Ross, **second by** Tom Dennee to approve the 4-lot CSM for Goffard HB-284, HB-1276, HB-1276-1 and HB-1276-2, also securing the 4 criteria as stated on the staff report. All in favor. None opposed. Motion carried.
7. **Consider Rezoning Land Being Distributed to HB-1276-1 and HB-1276-2:**  
Daniel Goffard and Kenneth Goffard propose transferring lands from HB-1276 to their residences, HB-1276-1 and HB-1276-2. Both parcels are zoned ER-Estate Residential and the lands proposed for transfer from HB-1276 are zoned A2-Exclusive Agriculture.  
**Motion by** Dave Dillenburg, **second by** Bob Ross to approve the change of zoning from A2-Exclusive Ag to ER-Estate Residential for transferred land to HB-1276-1 and HB-1276-2 for Goffards. All in favor. None opposed. Motion carried.
8. **Zoning Administrator's Report:**  
At 1200 Centennial Centre Blvd the Village is proposing to vacate a portion of this right-of-way which used to be designated for a cul-de-sac but is now a through road. By vacating a portion of this right-of-way, will accommodate the adjacent property and allow the required space to install a ground sign.  
On Log Cabin Ct a resident has inquired about the possibility of splitting their property into two parcels. If the property is split, one of the lots will not have enough road frontage to meet the minimum standards of the Village Ordinance.
9. **Meeting Adjournment:**  
**Motion by** Jeff Ambrosius, **Second by** Tom Dennee to adjourn the meeting. All in favor. None opposed. Motion carried.

The meeting adjourned at 6:13 p.m.