

VILLAGE OF FOX CROSSING  
PLANNING COMMISSION MEETING  
Municipal Complex – Arden Tews Assembly Room  
Wednesday, April 17, 2024 at 5:15 PM

Minutes

**CALL TO ORDER**

The Planning Commission meeting was called to order by Chairman Jochman at 5:19 p.m.

PRESENT: Chairperson: Chair Dennis Jochman  
Commissioners: Mr. Morris Cox  
Ms. Tracy Romzek,  
Mr. Thomas Willecke

EXCUSED: Vice Chair Aaron Sabel  
Mr. Tom Young  
Mr. Michael Scheibe,

Staff: Community Development Director George Dearborn  
Associate Planner Daniel Dieck  
Village Manager Jeffery Sturgell

Other: There was one (1) other present

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES** – March 20, 2024

**MOTION:** Mr. Cox, seconded by Mr. Willecke to approve the meeting minutes of the March 20, 2024 with superficial corrections. Motion carried 4-0-0.

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Condominium Plat – 1713 & 1715 Midway Road**

Director Dearborn gave a brief overview of the project stating the applicant is proposing a 2-unit condominium plat that will allow individual ownership of each side of the existing duplex. The land will be held in common and due to the configuration of the lot, a zero lot line condominium is not possible.

*Jim Sehloff – Davel Engineering*

Mr. Sehloff introduced himself as the professional surveyor of the project and stated this is a land only twindominium with certain common elements and limited common elements that are depicted on the plat.

There was a brief discussion regarding this item.

**MOTION:** Mr. Willecke, seconded by Mr. Cox to approve the condominium plat with the following conditions:

1. A condominium declaration shall be recorded that addresses how the jointly owned land will be maintained.
  2. All taxes shall be paid prior to the recording of the plat.
  3. A copy of the recorded plat shall be provided to the Community Development Department.
- Motion carried 4-0-0

**OTHER BUSINESS****1. Development Activity Report**

Director Dearborn reviewed the March Building Report.

**COMMUNICATIONS****1. Sustainability Committee**

Director Dearborn reported the Sustainability Committee did not meet in April due to the inclement weather and power outage. He said the Electronics Recycling Event will be held on Saturday, April 27<sup>th</sup> in the municipal garage.

**PUBLIC FORUM**

No comments.

**ADJOURN**

At 5:31 p.m., **MOTION:** Mr. Willecke, seconded by Ms. Romzek to adjourn. Motion carried 4-0-0.

Respectfully submitted,

Daniel Dieck  
Associate Planner

**Note:** These minutes are not considered official until acted upon at an upcoming meeting; therefore, are subject to revision.