

VILLAGE OF FOX CROSSING
PLANNING COMMISSION MEETING
Municipal Complex – Arden Tews Assembly Room
Wednesday, May 6, 2026
at 5:15 PM
Minutes

CALL TO ORDER

The Planning Commission meeting was called to order by Chairperson Jochman at 5:15 p.m.

PRESENT: Chairperson: Mr. Dennis Jochman
Commissioners: Mr. Morris Cox
Mr. Tom Young
Mr. Michael Prince
Mr. Thomas Willecke

EXCUSED: Ms. Tracy Romzek
Mr. Michael Scheibe

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

Others: 1 other present

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 15, 2026

MOTION: Mr. Cox, seconded by Mr. Willecke to approve the meeting minutes of April 15, 2026, as presented.

Motion carried 4-0-1 (Mr. Young)

PUBLIC HEARING

NONE

OLD BUSINESS

NONE

NEW BUSINESS

1. **Certified Survey Map (CSM) – Ferda Schmoople Yuckschmuck Invest. – 2495 Northern Rd. – Parcel 12100880201**

Director Dearborn explained that the applicant requested approval to divide the property into two lots. One of the proposed lots contains a new building currently under construction, and the proposal meets all applicable requirements.

Commission members asked clarifying questions regarding the lot split and the multiple addresses shown for the new building. Staff explained that the addresses were assigned in anticipation of multiple tenants occupying the completed building.

MOTION: Mr. Cox, seconded by Mr. Young to approve the CSM with the following conditions:

1. All taxes shall be paid prior to recording.
2. A copy of the recorded CSM shall be provided to the Village.

Motion carried: 5-0-0

OTHER BUSINESS

Development Activity Report

Director Dearborn reported the following:

- No single-family, duplex, multi-family, or commercial permits were issued in April
- Year-to-date totals include:
- 3 single-family permits
- 3 commercial permits
- Total project value so far this year is approximately \$6,940,224.
- For comparison, total project value at the same point last year was approximately \$18.8 million.

Director Dearborn also noted that a new multifamily project has recently begun, and development values are expected to increase as that project progresses.

COMMUNICATIONS

Sustainability Committee

Director Dearborn said the committee did not meet in May but reported the recent recycling event held on April 18. The event collected 15,380 pounds of materials, including televisions and electronics. He noted that the event continues to be successful.

PUBLIC FORUM

During the public forum, a question was raised regarding site work at the northwest corner of Cold Spring Road and American Drive, west of Kwik Trip. Staff confirmed that the work is related to a new multifamily development project.

Additional details shared included:

- The project includes 72 units.
- A groundbreaking ceremony took place the previous week.
- Staff noted that the developer had been evaluating opportunities in the Village for several years before moving forward with the project.

ADJOURN

At 5:57 p.m., **MOTION:** Mr. Young, seconded by Mr. Cox, to adjourn. Motion carried 5-0-0

Respectfully submitted,

Dan Dieck
Associate Planner

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