

## Planning Commission Meeting Minutes

December 8, 2025

7:30pm

Meeting was called to order at 7:30pm by Jeremy Irrthum

### ATTENDANCE

Jeremy Irrthum  
Casandra Schaffer  
David Peine  
Cody Tix  
Matt Bester

### Lori Stein

- Information Only ~ question about buildables on 8 parcels and question about building shouse or barndominium
  - 1. PID#17-01600-03-010/40.02 acres – This is the SE ¼ of the NE ¼ of section 16. Frontage available through contiguous property. This parcel would need a long driveway. **Jeremy Irrthum made a motion that there is one buildable on PID#17-01600-03-010 which is 40.02 acres. Casandra Schaffer seconded. Motion carried.**
  - 2. PID#17-01600-76-012/70.63 acres – This is the SE ¼ of section 16. Planning Commission referred to the minutes of 2022. **Jeremy Irrthum made a motion that this ¼ section allows another residence therefore there is one buildable on PID#17-01600-76-012 which is 70.63 acres. Matt Bester seconded. Motion carried.**
  - 3. PID#17-02100-01-021/25.04 acres – This is the NE ¼ of section 21. Currently there are 4 residences in this ¼ section. Per section 403 (Substandard Lot or Parcel Provisions) of the ordinance manual and given the information presented, there is no buildable unless the Steins can prove property was deeded before April 21, 1982. **Jeremy Irrthum made a motion that PID#17-02100-01-021 which is 25.04 acres currently has zero buildables unless Steins can prove it is a lot of recorded deeded before April 21, 1982. Dave Peine seconded. Motion carried.**
  - 4. PID#17-02100-02-012/78.01 acres – This ¼ section already has 4 houses. **Jeremy Irrthum made a motion that PID#17-02100-02-012 which is 78.01 acres has one buildable per section 402 article B of the ordinance manual if Stein can prove the house was built before April 21, 1982. Casandra Schaffer seconded. Motion carried.**
  - 5. PID#17-02100-28-010/39.74 acres – **Jeremy Irrthum made a motion that there is one buildable on PID#17-02100-28-010 which is 37.74 acres so long as it has frontage from an adjacent property. Dave Peine seconded. Motion carried.**
  - 6. PID#17-02100-51-016/17.66 acres – **Jeremy Irrthum made a motion that there are zero buildables on PID#17-02100-51-016 which is 17.66 acres since it has no frontage. Casandra Schaffer seconded. Motion carried.**
  - 7. PID#17-02200-28-012/1.21 acres – **Jeremy Irrthum made a motion that PID#17-02200-28-012 fails to qualify for a buildable since it is only 1.21 acres which is under the minimum requirement of 1.5 acres. Matt Bester seconded. Motion carried.**
  - ❖ PID#17-02800-25-012
  - ❖ PID#17-02100-50-010
- These 2 parcels are in the County FNAP program therefore they are not buildable.

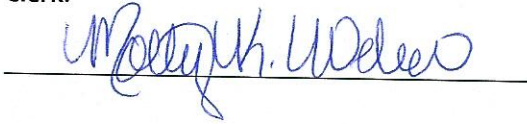
Cody Tix made a motion to adjourn the meeting @ 8:35pm. Casondra Schaffer seconded. Motion carried. Meeting was adjourned.

Date Signed: 12/16/2025 \_\_\_\_\_.

Chair:

A handwritten signature in blue ink, appearing to read "Jeremy Smith", written over a horizontal line.

Clerk:

A handwritten signature in blue ink, appearing to read "Matthew H. Weller", written over a horizontal line.