



NASHOTAH VILLAGE PLAN COMMISSION MEETING & PUBLIC HEARING MINUTES OF WEDNESDAY, SEPTEMBER 17 , 2025. Approved as written (x), or with corrections, by the Plan Commission on 11/19/25.

CALL TO ORDER: Johnson called the meeting to order at 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PLEDGE

OPEN MEETINGS COMPLIANCE CHECK: Compliance met.

OPEN MEETINGS

ROLL CALL: Present: Thomas, Sizer, Mitchell, Johnson, McDaniel, Moulis
Absent: Keith

ROLL CALL

PUBLIC HEARING: McDaniel moved to open the public hearing to gather comments on the request of Phil Zagrodnik, BH's Clubhouse, N44 W32998 Watertown Plank Road , tax key 738-984, for a new Conditional Use Permit to allow for a building expansion, outdoor freezer/cooler, and allowance of outdoor events. Second, Moulis.

**PUBLIC HEARING
BH CLUBHOUSE
738-984**

VOICE VOTE: Motion declared carried. Hearing opened at 7:01 p.m.

Being no comments, Sizer moved to close the Public Hearing. Second, McDaniel.

VOICE VOTE: Motion declared carried. Hearing closed at 7:02 p.m.

A. MINUTES: Sizer moved to approve the minutes of July 23, 2025.
Second, Thomas.

MINUTES

B. COMMUNITY COMMENTS: None.

C. UNFINISHED BUSINESS: None

D. NEW BUSINESS: DISCUSSION AND POSSIBLE ACTION AS FOLLOWS:

NEW BUSINESS

1. Request for approval of a Zoning Permit and Plan of Operation for Lonice's Personal Care, W330N4465 Lakeland Drive, 741-014-001.

**LONICE'S
PERSONAL CARE
741-014-001**

McDaniel moved to approve the Zoning Permit and Plan of Operation as presented to operate the business. Second, Johnson.

VOICE VOTE: Motion declared carried.

2. Request from Eugene Bleuel, W329N4072 Lakeland Drive, 739-985-001 to approve the CSM splitting his parcel into two lots conceptually approved by the PC July 23 and the VB on September 3, 2025.

**BLEUEL CSM
LANDSPLIT
739-985-001**

Sizer moved to approve the CSM to split parcel 739-985-001 into two lots and refer same to the Village Board for approval and recording of same. Second, Mitchell.

VOICE VOTE: Motion declared carried.

NASHOTAH VILLAGE PLAN COMMISSION MEETING & PUBLIC HEARING MINUTES OF WEDNESDAY, SEPTEMBER 17 , 2025

- D. 3. Request from BH Clubhouse, Phil Zagrodnik, to approve a Conditional Use Permit to allow for a kitchen expansion, installation of an outdoor freezer, and the allowance of outdoor bands Thursday through Sunday, Memorial Day through October 1, N44W32998 Watertown Plank Road, 738-984. **BH CLUBHOUSE
738-984 CUP**

McDaniel moved to approve the Conditional Use Permit for BH Clubhouse subject to receipt of agreements secured to meet the required parking requirements and to refer same to the Village Board for approval and recommendation for recording of same once all requirements are satisfied. Second, Mitchell.

VOICE VOTE: Motion declared carried.

4. Request from LeFever Roofing, Cory LeFever, N43W332948 Rasmus Rd, 739-982-004, to amend their site plan to build an additional 32 ft. by 32 ft. storage garage in the northeast corner of their parcel. **LEFEVER
ROOFING
739-982-004**

McDaniel moved to approve the amendment to the site plan to build the additional storage garage subject to all permits and requirements being satisfied. Second, Sizer.

VOICE VOTE: Motion declared carried.

5. Request from Curtis Podd/Kane Holdings, N44W32882 Watertown Plank Road(former Spence property) tax key 738-969, for approval of Grading Permit per Section 17.13 of the Nashotah Code of Ordinances. **KANE HOLDINGS/
CURTIS PODD
738-969 (SPENCE)**

Thomas moved to approve issuance of the grading permit subject to all requirements being met. Second Mitchell.

VOICE VOTE: Motion declared carried.

ADJOURNMENT: Sizer moved to adjourn the meeting. Second, Mitchell.

ADJOURNMENT

VOICE VOTE: Motion declared carried. Meeting adjourned at 7:52 p.m.

Submitted by: *Cynthia M. Pfeifer*
Cynthia M. Pfeifer, Administrative
Director/Clerk/Treasurer

cmp/9/18/25