

**VILLAGE OF LAKEVIEW
PLANNING COMMISSION MINUTES
August 5, 2025**

Dave Lund called the Planning Commission Meeting to order at 6:00 P.M.

Members Present: Emily Griffith, Dave Lund, Michelle McElhinny, Ed Winter, Chad Lincoln and Gail Dolbee

Members Absent: Gary Padden

Also Present: Manager and Chief, Darin K. Dood, Clerk, Melissa King

Agenda Approval: Winter moved, and Lincoln seconded to approve the agenda as amended. Standing Items will include the re-appointment of all Planning Commission members along with appointment of new member Raenelle Wilhelm. Motion carried.

Public Comments: None

Standing Items:

The Oath of Office was given to new Planning Commission member Raenelle Wilhelm who is filling the seat vacated by Craig Farrell. All other members present swore the oath to renew their term.

Winter moved and McElhinny seconded to approve the Planning Commission minutes from April 1, 2025, as presented. Motion carried.

New Business:

Site Plan Review for Taco Bell

Manager Dood stated all zoning requirements/setbacks are met with the development.

This business will be located West of Wesco. This 38-acre parcel was annexed into the Village approximately 3 years ago. The Taco Bell is the first piece that has been sold from this property. A run down was given on the type of construction that will be used and the time frame it will take to open the doors to the business. The hook up for water/sewer is on the M46 side of Wesco with the gas line being on the North side of 46 and the electricity will likely come in from behind the Wesco.

Lund moved, and Lincoln seconded to rezone the site to C1. Motion carried.

Winter moved, and Griffith seconded to approve the site plan for Taco Bell. Motion carried.

Site Plan for Tamarack Meadows

Currently, Tamarack Meadows is currently a Planned Unit Development (PUD). Redstone is requesting the property be a Site Condo Plan for compact housing. The idea is to put in a stick-

built home that are modular homes and attach stick-built garages to every home. They will use the slabs that are already on site and add footings that the building department requires. These homes will be for sale or rent. This will be a gated community that will have their own set of rules. There will be an HOA. At this time, these fees have not been set. There are 135 sites on this property.

Manager Dood explained how Brownfield redevelopment and TIF (Tax Increment Financing) work. In Brownfield, one of the things they are allowing is a housing capture. Because of the housing shortage, this allows companies to apply for money back (captured) to help get the project underway.

Griffith moved, and Winter seconded to approve the Site Plan for Tamarack Meadows. Motion carried.

Griffith moved and McElhinny seconded to adjourn the meeting at 6:48pm. Motion carried.

Respectfully submitted,
Melissa King
Village Clerk