

**MINUTES OF THE PLAN COMMISSION MEETING  
VILLAGE OF OOSTBURG  
OOSTBURG MUNICIPAL BUILDING, 1140 MINNESOTA AVENUE  
MONDAY, JUNE 3, 2019  
6:00 PM**

Chairman Wrubbel called the meeting to order at 6:00 P.M. and opened the public hearing on the matter of the proposed amendment to the Village of Oostburg Zoning Code to Allow Residential Multi-Family Use as a Conditional Use in the B-1 General Commercial District and an Application from Town Holland Estates LLC for a Conditional Use Permit to allow construction of a 20 unit apartment building with 18 attached garages in the 900 Block of Superior Avenue.

Commission members present: Jack Hoffmann, Neil Vander Ploeg, David Nyenhuis, Brian Schumacher, Glenn Wynveen, Tracey Brill and Chairman Allen Wrubbel.

Also present: Clerk Jill E. Ludens, village attorney, Michael J. Bauer, village engineer, Ronald Dalton, the following representatives from Duquaine Development, Keith Duquaine, Matthew Musback, Jake Hoffmann and Joe Bronoski, and Oostburg Village board members Jim Davies, Carl Roethel, Brian Hilbelink, Peter Scheppmann and the interested citizens listed on the attached sign-in sheet.

The Clerk certified that the public hearing notice and agenda had been posted in compliance with the Open Meetings Law on May 20, 2019 at the Oostburg Public Library, the Oostburg Municipal Building and the Oostburg Post Office. The notice was also published in the Lakeshore Weekly on May 23, 2019 and May 20, 2019.

A motion to approve the agenda was made by Commissioner Schumacher and seconded by Commissioner Wynveen. Upon a call of the roll, motion carried.

Chairman Wrubbel addressed the meeting. Representatives of Town Holland Estates LLC provided a power point presentative. Ron Dalton addressed the meeting regarding parking. Ron Dalton addressed the meeting.

The following interested citizens addressed the meeting: Cliff Browne, Gordon Veldboom, Jr., Tim Boss, John Rutz, Sandra Van Ess, D. Todd Daane, Adrianna Rutz and Brian Hilbelink.

Commissioner Wrubbel made a motion to close the public hearing which was seconded by Commissioner Brill at 6:20 P.M. Upon a call of the roll, motion carried.

Following a lengthy discussion involving members of the Plan Commission, members of the audience and representatives of Duquaine Development, the village attorney addressed the Plan Commission, providing an explanation of the current law regarding conditional use permits.

Commissioner Wynveen made a motion to recommend to the Village Board that it approve the proposed Amendment to the Village of Oostburg Zoning Code to Allow Residential Multi-Family Use as a Conditional Use in the B-1 General Commercial District. Commissioner Schumacher seconded the motion. Upon a

call of the roll, Commissioners Hoffmann, Nyenhuis and Vander Ploeg voted against the motion. Commissioners Wynveen, Schumacher, Brill and Wrubbel voted in favor of the motion. Motion carried.

Commissioner Schumacher made a motion to recommend to the Village Board that it approve an application from Town Holland Estates LLC for a Conditional Use Permit to allow construction of a 20-unit apartment building with 18 attached garages in the 900 Block of Superior Avenue. Part of Parcel Number 59165-714802. Commissioner Wynveen seconded the motion. Upon a call of the roll, Commissioners Brill, Vander Ploeg, Nyenhuis, Wynveen and Schumacher voted in favor of the motion. Commissioner Hoffmann voted against the motion. Motion carried.

Motion to adjourn was made by Commissioner Wynveen and seconded by Commissioner Schumacher at 7:20 P.M. Motion carried.

Respectfully submitted,

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Jill E. Ludens, Clerk / Treasurer