



**VILLAGE OF CEDAR GROVE**  
**Planning Commission Public Hearing Meeting Minutes**  
**Thursday, March 18, 2021 – 5:00pm**

**Cedar Grove Public Library – Community Room**  
**131 Van Alton Avenue**  
**Cedar Grove WI 53013**

Members in attendance were Mike DeHaai, Ron Hinze, Ken Hoopman, Ward Meinen, Tim Mentink (left at 6:16pm)

Also in attendance: Greg Navis, Ruth Patton, James Patton, Marisa Underhill, Linda Buth-Westphal, Steve Claerbaut, Bonnie Claerbaut, Peggy Houglum, Luann Kroening, Jeff Kroening, Bruce Staton, Patty Staton, Marc Bond, Denise Bond, Jim Voskuil, Melissa Wolf (Sign in sheet attached)

Mike DeHaai called the Public Hearing to order at 5:00pm.

Zoning Change – Eastern Pines LLC – Joshua Posthuma

The residents that were present had many questions and concerns regarding the water/wetlands on this parcel and the potential for flooding. Luann Kroening asked about the plan for the water and also had a concern about the increase in traffic on Main Street and Mentink Avenue. She also expressed concern about the collection of water on the sidewalk on Main Street in front of her residence. She also brought up concerns about destroying the woods in that area. Luann provided a copy of a map that she received from Josh Posthuma along with a list of questions and concerns (copy attached). Jeff Kroening discussed how the trails on this property are widely used and enjoyed and it would be favorable if this area could be used more as an arboretum. Linda Westphal-Buth expressed her concerns regarding the field and the wetland. She provided a written response to the rezoning, referencing the Comprehensive Plan for the Village of Cedar Grove (copy attached). Jim Voskuil voiced a concern about the effects of the water at his property. Patricia Staton questioned if a berm could be put in to protect the properties. The process of the possible development was discussed including; Josh hires his engineer to draw up the plans, etc. and the Village's engineer reviews the plans and provides an approval. Prior to this process, Josh and his engineer will contact the DNR for approval based on the wetland delineation results. Meeting concluded with Planning Committee members stating that Josh will be contacted to answer the questions and concerns that were presented this evening. Mike DeHaai thanked the residents for attending the meeting.

Public hearing was closed and meeting adjourned at 7:00pm.

Respectfully submitted by Julie Brey, Clerk/Treasurer



**VILLAGE OF CEDAR GROVE**  
**Planning Commission Meeting Minutes**  
**Wednesday, April 7, 2021 – 6:00pm**

**Village Office**  
**22 E Willow Avenue**  
**Cedar Grove WI 53013**

Members in attendance were Mike DeHaai, Ron Hinze, Ken Hoopman, Ward Meinen, Tim Mentink (arrived at 6:03pm)

Also in attendance: Eric Meinnert, Anna Meinnert, Josh Posthuma (arrived at 6:04pm)

Eric Meinnert – 7, 11, 13 W Center Avenue – Options for structure on property

Eric and Anna Meinnert were present to review their options for the property located at 7 W Center Avenue. Currently, the property is zoned R2. Eric and Anna discussed their plans to raze the structure at 7 W Center Avenue and build a garage (30x40) with the door facing north with a dwelling above. 11 and 13 W Center Avenue would remain on the lot. Fencing would be installed as well. The Committee recommended the Meinnerts to apply for a zoning change to R1 – Single Family Residential since R2 is no longer allowed in the Village. Brief discussion regarding their future plans for their property at 416 S Main Street – building a 3 or 4 car garage with a dwelling above. This property is currently zoned Commercial and would also need to be rezoned to R1 Single Family Residential. It was suggested for the Meinnerts to keep in contact with Tom Huenink, Building Inspector on their plans going forward. Meinnerts left the meeting at 6:12pm.

Zoning Change – Eastern Pines LLC – Joshua Posthuma

Josh Posthuma was present to discuss the zoning change from RD to R1 for his property located at Berenschot Trail and also the zoning change from R2 to R1 for his property located at 907 S Main St. Brief discussion regarding future plans of these parcels included the possibility of 13 lots. Prior to that, extensive engineering, drainage plans, studies, delineations, etc. would be completed to ensure the grading plan is appropriate for the water flow in this area. Josh left the meeting at 6:39pm.

Ken Hoopman made a motion to approve the zoning change from RD to R1 for the Berenschot Trail property and also the zoning change from R2 to R1 for the 907 S Main St. property, seconded by Ward Meinen. Roll call vote YES 4 NO 0

The items above will be presented at the Village Board meeting on April 12, 2021.

Meeting adjourned at 7:07pm.

Respectfully submitted by Julie Brey, Clerk/Treasurer



**VILLAGE OF CEDAR GROVE  
Planning Commission Meeting Minutes  
Tuesday, May 4, 2021 – 6:00pm**

**Village Office  
22 E Willow Avenue  
Cedar Grove WI 53013**

Members in attendance were Mike DeHaai, Ron Hinze, Ken Hoopman, Tim Mentink, Terry Voskuil

Ward Meinen was absent.

Also in attendance: Eric Meinnert, Anna Meinnert

**Eric & Anna Meinnert – Zoning Change – 7 West Center Avenue**

Eric and Anna Meinnert were present to discuss their request for a zoning change from R2 to R1 for 7 West Center Avenue. The Meinnerts presented their prospective plans and explained their proposed project at 7 West Center Avenue. They purchased the property 6 months ago with plans to remodel the structure. They found the floor joists to be rotten and decided to raze the current building and construct a 3 ½ car garage with an apartment above. The current building is 40 (long) by 30. The lot is 100 feet wide. Their plan is to keep the size of the structure, but rotate it - 30 (long) by 40 with the garage doors facing the street and an addition of a picket fence for privacy. Eric talked with Tom Huenink, Building Inspector and received the general guidelines for the process going forward. Eric and Anna were encouraged to provide Tom with copies of their newest plans and to keep in contact with him. The sewer and water connection was briefly discussed with Eric planning to contact a plumber to evaluate both.

Ron Hinze made a motion to approve the zoning change from R2 to R1 for 7 West Center Avenue for Eric and Anna Meinnert, seconded by Tim Mentink. Roll call vote YES 4 NO 0

This request will be presented to the Village Board for recommendation at the Village Board meeting on May 10, 2021.

Meeting adjourned at 6:51pm.

Respectfully submitted by Julie Brey, Clerk/Treasurer



**Planning Commission Meeting Minutes  
Monday, August 16, 2021 – 6:00pm**

**Village Office, 22 E Willow Avenue, Cedar Grove WI 53013**

Members in attendance were Mike DeHaai, Ron Hinze, Ken Hoopman, Ward Meinen, Terry Voskuil

Tim Mentink was absent.

Also in attendance: Benjie Meerdink, Tom Getschman, Josh Posthuma (left at 6:43pm),  
Joe Bronoski (via phone – left meeting at 6:24pm)

Fox Den Trail Subdivision – Review of Preliminary Plat

Mike DeHaai called the Planning Commission meeting to order at 6:00pm.

The proposed project consists of a 13 lot single family residential subdivision.

Three separate plats were received from Josh: July 28, August 3 and August 11, 2021. Nick VandeHey from McMahan provided a letter with his comments from the July 28, 2021 plat. Nick did request one, full preliminary plat to include detailed engineering plans, grading/drainage plan, and plan and profile sheets.

Josh provided a large plat map for review while Joe reviewed the comments that were received from Nick as follows:

*(Document from McMahan is attached)*

1. Ok per Nick
2. Per Ordinance, the cul de sac may have a maximum length of 750 linear feet. The Ordinance did not state where the 750 feet is measured from. Joe replied it was measured from the center line of Main Street to center plate of the cul de sac. Joe will define this further as he will provide a site utility plan to Nick.
3. The Planning Commission members were in agreement regarding the lack of right angles on Lots 11 and 12 due to the area being perpendicular.
4. Joe will speak with Nick about 4a, 4c, 4d, 4e and 4f. Joe will provide a site utility plan which will address these questions. Joe will also speak with Nick about 4b. It was communicated that dead end water mains are discouraged.

Joe stated a storm water basin will be located behind Lot 7.

Ken mentioned the plat should show the grading plans and the water flow on the lots. Joe replied he would provide two grading plans: one for the road area and one for the lots.

It was discussed that the Village would provide a Developer's Agreement to Josh for his review.

Tom had a question on filling Lots 8, 9, 10 and 11 – the elevations should be reviewed.

Ken Hoopman made a motion to approve the preliminary plat that was reviewed this evening, pending approval from Nick, seconded by Ward Meinen. Roll call vote YES 4 NO 0

Meeting adjourned at 7:15pm.

Respectfully submitted by Julie Brey, Clerk/Treasurer



**Planning Commission Meeting Minutes  
Monday, August 17, 2021 – 6:00pm**

**Village Office, 22 E Willow Avenue, Cedar Grove WI 53013**

Members in attendance were Mike DeHaai, Ron Hinze, Ken Hoopman, Ward Meinen, Terry Voskuil, Tim Mentink

Also in attendance: Benjie Meerdink, Tom Getschman, Mike Wolfe

Mike DeHaai called the Planning Commission meeting to order at 6:00pm.

Smart Growth Comprehensive Plan – Review

The following strategies were reviewed:

Housing; Land Use; Natural, Cultural and Agricultural Resources; Economic Development; Transportation; Utilities & Community Facilities/Services; and Intergovernmental Cooperation.

The Future Land Use sections were also reviewed by the group.

A few changes (Oostburg Ambulance, Amsterdam Park) were made and will be forwarded to Brandon Robinson, Bay Lakes Regional Planning.

Ken Hoopman made a motion to adjourn the meeting, seconded by Ron Hinze. Roll call vote YES 5  
NO 0

Meeting adjourned at 7:15pm.

Respectfully submitted by Julie Brey, Clerk/Treasurer