

**City of Phillips**  
Phillips Planning Commission  
Municipal Building  
Tuesday February 8, 2022  
5:00 PM

Committee members: Charles Peterson - Chair, Laura Tomaszewski, Joe Perkins, Ted Kempkes, David Scholz, Patricia Stephan, and Scott Holoubek.  
Clerk/Treasurer: Shelby Kosmer

This meeting is held in compliance with Wisconsin's Open Meeting Law, S.S. Chapter 19.81 –19.98, Subchapter V. As such it is open to the public.

This meeting may constitute a quorum of the Common Council, or other city committees.

Call to order (presiding officer) Time:\_\_\_\_\_

- a. Greeting
- b. Certification of compliance with Open Meeting Law.

Roll call: Charles Peterson \_\_\_\_\_, Joe Perkins\_\_\_\_\_, David Scholz\_\_\_\_\_, Ted Kempkes\_\_\_\_, Laura Tomaszewski\_\_\_\_\_, Patricia Stephan \_\_\_\_\_ and Scott Holoubek \_\_\_\_\_.

**Discussion-Action Items:**

1. Motion to approve the minutes from the December 14<sup>th</sup>, 2021, Planning Commission Meeting.

2. Motion to open the public hearing for order:

Discussion: Rezone of 1309 Pine Ridge Rd

Requestor: Phillips Lumber & Hardware: Jon Pesko

Purpose: Rezone 1309 Pine Ridge Rd to be rezoned from C-1 Commercial to R-2 Residential to build residential duplexes.

3. Motion to close the Public Hearing

4. Recommendation to the Common Council regarding rezoning of 1309 Pine Ridge Rd from C-1 Commercial to R-2 Residential to build residential duplexes.

5. Adjournment.

Meeting Minutes  
Phillips Planning Commission  
February 8, 2022

Charles Peterson opened the meeting of the Phillips Planning Commission @ 5:00pm  
Members Present: Charles Peterson, Joe Perkins, David Scholz, Laura Tomaszewski, Patricia Stephan, Ted Kempkes and Scott Holoubek  
Others Present: Tom Laventure (Price County Review), Nicole Valiga, and Jon Pesko

**Discussion-Action Items:**

1. Tomaszewski/ Perkins moved to approve the minutes from the December 14<sup>th</sup>, 2021, Planning Commission Meeting. Carried
2. Perkins/ Scholz moved to open the public hearing for order: Perkins – aye, Scholz – aye, Tomaszewski – aye, Stephan – aye, Kempkes – aye, Holoubek – aye.

Discussion: Rezone of 1309 Pine Ridge Rd

Requestor: Phillips Lumber & Hardware: Jon Pesko

Purpose: Rezone 1309 Pine Ridge Rd to be rezone from C-1 Commercial to R-2 Residential to build residential duplexes.

Jon Pesko was in attendance and informed the board of his plans to utilize this lot to place 8-9 duplexes on it in a cul-de-sac fashion. JC Builders would do construction on them and they would be 2-3 bedroom units with garages. Pesko stated they would like to begin the construction of 2 of the buildings this fall.

Nicole Valiga had some questions regarding driveway access and trees kept towards the road.

3. Tomaszewski/ Kempkes moved to close the Public Hearing. Perkins – aye, Scholz – aye, Tomaszewski – aye, Stephan – aye, Kempkes – aye, Holoubek – aye.
4. Perkins/ Scholz moved to recommend to the Common Council to approve the rezoning of 1309 Pine Ridge Rd from C-1 Commercial to R-2 Residential to build residential duplexes. Roll Call: Perkins – aye, Scholz – aye, Tomaszewski – aye, Stephan – aye, Kempkes – aye, Holoubek – aye. Motion Carried

5. Perkins/ Scholz moved for adjournment. 5:11pm



Shelby Kosmer  
City Clerk-Treasurer