

City of Phillips
Phillips Planning Commission
Municipal Building
Monday December 4th, 2023, at 5:30pm

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____, Laura Tomaszewski____, Patricia Stephan____, Ted Kempkes ____ and Scott Holoubek ____.

Discussion-Action Items:

1. Motion to approve the November 14th, 2023, Meeting Minutes
2. Motion to open the public hearing for order:
 - Requestor: Joe & Jaime Adomaitis
 - Address: 541 S Lake Ave
 - Purpose: Request property to be rezoned from R-2 Residential to C-1 Commercial to open a chiropractic office.
3. Motion to close the Public Hearing
4. Motion to approve/deny or recommend to the Committee of the Whole to approve/deny the rezone of 541 S Lake from R-2 Residential to C-1 Commercial to open a chiropractic office as requested by Joe & Jaime Adomaitis.
5. Discussion/ Action: Comprehensive plan update.

6. Adjournment

Meeting Minutes
Phillips Planning Commission
December 4th, 2023

Charles Peterson opened the meeting of the Phillips Planning Commission @ 5:31pm
Members Present: Chuck Peterson, Joe Perkins, Laura Tomaszewski, Patty Stephan,
and Scott Holoubek, Shelby Kosmer
Others Present: Lyn Ludwig, Jaime Adomaitis, and Donna Buttice

Discussion-Action Items:

1. Perkin/ Stephan moved to approve the November 14th, 2023, Meeting Minutes.
Carried
2. Perkins/ Stephan moved to open the public hearing for order: Perkins – aye, Scholz – absent, Tomaszewski – aye, Stephan – aye, Kempkes – absent, Holoubek – aye.

Requestor: Joe & Jaime Adomaitis

Address: 541 S Lake Ave

Purpose: Request property to be rezoned from R-2 Residential to C-1 Commercial to open a chiropractic office.

Neighbor, Donna Buttice, had concerns about how the zoning would work if it was changed to C-1 and what kind of notification the neighborhood would get. Her main example of a concern would be if a bar wanted to go in. Clerk Kosmer explained how those processes worked and there were no other questions or concerns from anyone.

3. Tomaszewski/ Stephan moved to close the Public Hearing. Perkins – aye, Scholz – absent, Tomaszewski – aye, Stephan – aye, Kempkes – absent, Holoubek – aye.
4. Tomaszewski moved to approve the rezone of 541 S Lake from R-2 Residential to C-1 Commercial to open a chiropractic office as requested by Joe & Jaime Adomaitis.
Roll Call: Perkins – aye, Scholz – absent, Tomaszewski – aye, Stephan – aye, Kempkes – absent, Holoubek – aye. Motion Carried
5. Discussion/ Action: Comprehensive plan update.
Lyn Ludwig was in attendance to ask if there would be another public hearing before the plan was adopted, Kosmer informed her there would be.
6. Perkins/Tomaszewski moved for adjournment. 5:39pm



Shelby Kosmer
City Clerk-Treasurer