

**BROOKS TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING November 10, 2025 @ 7:00 PM**  
**DRAFT**

**Members Present:** Phil Knape, Mark Pitzer, Chris Wren, Pat Baker, Karl Frederiksen, Ryan Schultz, Bob Hance

**Members Absent:** None

**Staff Present:** Jerry Tuin

Chairman Phil Knape called the regular meeting to order at 7:00 p.m. This meeting was properly posted and a quorum of the Brooks Township Planning Commission was present.

**Approval of Agenda: Moved** by Wren, **seconded** by Pitzer to approve the agenda as written.  
**Unanimously Approved**

**Approval of Minutes: Moved** by Hance, **seconded** by Schultz to approve the minutes of the regular PC Meeting of October 13, 2025, as written. **Unanimously Approved**

**Public Comment:** None

**Correspondence:** None

**Reserved Time:** None

**Unfinished Business:** None

**New Business:**

- a. Non-conforming lots – The discussion was prompted by ZBA requests in the lake district non-conforming lot side setbacks. Members decided to make no changes at this time. A suggestion was made to review other township procedures for this issue and possibly revisit the issue when the Township Master Plan is reviewed.
- b. Team Thompson – Future goals for Smugglers - Marsha Perilloux, Marketing and Business Specialist for the Thompson businesses provided handouts for the following future proposals:
  - 1) Join three properties located at 793 E. 88<sup>th</sup> St. (parking lot), 864 E. 88<sup>th</sup> St. (Smugglers) and 832 E. 88<sup>th</sup> St. via a conditional zoning permit.
  - 2) A request for a conditional rezoning permit for property at 8706 S. Linen Ave. (Open Space), to conduct events such as flea markets, weddings, car/truck shows, farmer's markets, and concerts with food and alcohol for patrons.
  - 3) A conditional rezoning permit for property at 9410 S. Mason Drive to allow an office space, meeting location and a position to be used as a specialty wine shop with glassware and wine accessories.

**Staff Report:**

- Jerry Tuin reviewed the status through the end of October.

**Public Comment:** None.

**Planning Commission Member Comments** – None

**Adjournment:** Moved by Baker, **seconded** by Fredericksen to adjourn the meeting at 7:54 PM.

**Unanimously Approved**

Respectfully Submitted,

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Pat Baker  
Planning Commission Secretary

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Dianna Schaafsma  
Recording Secretary