

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

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. 88th St. (parking lot), 864 E. 88th St. (Smugglers) and 832 E. 88th 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,

Pat Baker
Planning Commission Secretary

Dianna Schaafsma
Recording Secretary