

Town of Black Earth
Minutes of Plan Commission Meeting
Tuesday, June 3, 2025

1. Meeting call to Order. Plan Commission Chair Steve Parrell called the meeting to order at 6:00 PM. Plan Commission members Pat Helmenstine, Joann Bennett, Tom Ripp, and Clerk Stephanie Zwettler were present. Also in attendance: Barb Parrell, Brenda Kahl, Jason Handel, Jason Franzen, and Peter Wood.
2. Proof of Posting. An affidavit of posting was provided.
3. Approval of the Agenda. Joann Bennett moved and Tom Ripp seconded a motion to approve the agenda. Motion carried. 4-0
4. Minutes of Previous Meeting – March 4, 2025. Pat Helmenstine moved and Joann Bennett seconded the motion to approve the minutes from March 4, 2025, as presented. Motion carried. 4-0
5. Michael & Christina Ryan, 124 Main St – zoning changes to create a 2.24-acre lot for sale and annexation to adjacent landowner in the Village (RM-16 to UTR), and the remaining 14.33 acres to rezone existing residence (RM-16 to RM-8) – DCPREZ-2025-12176. Plan Commission members discussed the application to create a wooded lot to be sold and annexed to the Village, while also rezoning the remaining parcel. No density units will be included in the sale of the lot. Pat Helmenstine moved and Tom Ripp seconded the motion to recommend approval for creating a 2.24-acre lot from RM-16 to UTR on petition DCPREZ-2025-12176. Motion carried. 4-0

Joann Bennett moved and Pat Helmenstine seconded the motion to recommend approval of the zoning change of 14.33 acres for the existing residence from RM-16 to RM-8 on petition DCPREZ-2025-12176. Motion carried. 4-0
6. Tim & Catherine Kowalski, approx. 10580 Fesenfeld Rd – driveway construction permit. Plan Commission members Steve Parrell and Bruce Johnson met with agent Jason Franzen on-site to review the proposed driveway location. The Commission members discussed the installation of an oblong culvert at the end of the driveway and the removal of the nearby oak stump from the tree that was recently cut down in the town right-of-way. Pat Helmenstine moved and Tom Ripp seconded the motion to recommend approval of the driveway application as submitted, pending the evaluation of a possible culvert installation.
7. Discussion of future agenda items. Driveway construction permit on Schultz Rd, possible cell tower ordinance.
8. Adjourn. Joann Bennett moved and Tom Ripp seconded a motion to adjourn. Motion carried. The meeting adjourned at 6:27 PM.

Respectfully submitted,
Stephanie Zwettler, Town Clerk