



Minutes| Monday, June 8th, 2026 | 6 PM Village Hall VNB Planning Commission

1. Call to order: President Mellem called the meeting to order at 6:04 PM
2. Roll Call: President Roger Mellem, Trustee #1 Paul Schroeder, Trustee #2 Rick Cermak, Trustee #3 Rocco Castellano, Treasurer Robert O'Brien Clerk Dori Panthofer, PC Members Bill Cosban, Thomas LaFave and Kari McGaughey
Excused: PC Member Mark Hyde
Applicant(s): Meg Daniels - 500 Cross Creek, North Bay, WI
3. Planning Commission Application #PCRA2026-2
Site: 500 Cross Creek Rd
Owner: Margaret (Meg) & John Daniels
Project: Garden Shed
4. Applicant Statement: Meg Daniels stated that the current two-car garage is located a significant distance from the gardens, and the proposed shed is intended to simplify landscaping maintenance and storage of garden equipment. The structure is slated for placement four feet from the fence, noting that the fence was previously built with a buffer inside the boundary of the property.
5. Discussion:
 - Drainage: If erosion becomes an issue on either the owner's or the neighbor's property, consider installing a gutter or rock bed.
 - Zoning: The shed, measuring 8x12, represents the sole accessory building on the property and adheres to current size codes. It maintains a minimum setback of 5 feet from both side and rear property lines. The owner is responsible for notifying the contractor that installation must meet the minimum setback requirements.
6. Planning Commission recommendation: A motion was made by President Mellem to grant approval for application #PCRA-2 regarding the garden shed installation, provided that the owner confirms the project adheres to the 5-foot rear and side yard setback mandates. A roll call vote was requested by President Mellem.

President Mellem;	Yes	Trustee #1 Schroeder;	Yes
Trustee #2 Cermak;	Yes	Trustee #3 Castellano;	Yes
PC Member Cosban;	Yes	PC LaFave;	Yes
		PC Member McGaughey;	Yes

The Planning Commission reached a unanimous decision to grant conditional approval for application #PCRA2026-2.
7. Next tentative Planning Commission meeting: Monday, July 13th, 2026
8. Motion to Adjourn: A motion to adjourn was made by Constable Castellano and seconded Trustee Schroeder. The meeting concluded at 6:13 PM.