

Approved
Little Suamico Plan Commission Meeting
Little Suamico Town Hall, 5964 County Road S; Sobieski, WI 54171
THURSDAY, February 5th, 2026 – 6:00pm

Plan Commission Members Present: Amber Fox, Dale Mohr, Elmer Ragen, Doug Allen, Carissa Payant, Brian VandenHeuvel, Terry Malcheski

Plan Commission Members Absent: Kerie Karls,

Plan Commission Consultant Present: None

The opening meeting statement was read, and the Little Suamico Plan Commission meeting was called to order at 6:00pm by Chair Mohr at the Town Hall. The agenda was properly posted to notice the meeting.

CALL MEETING TO ORDER

APPROVAL OF AGENDA

- a. Change in Sequence – None
- b. Removal of Items – None

Motion to approve the agenda was made by Douge Allen, seconded by Amber Fox.
Approved by unanimous vote.

Chairman Mohr warned Frank Nowak to follow the format of the agenda and to wait his turn to speak, in response to Frank Nowak interrupting the meeting at this point with questions and statements.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

Motion to accept the minutes made by Amber Fox, seconded by Brian VandenHeuvel.
Approved by 6 votes, Terri Malcheski Abstained.

CORRESPONDENCE: NONE

BUSINESS

1. In attendance was the Owner/Petitioner **Jeffrey Lemens** for parcel(s) 024-182400913A5, Ball Park Road located in part of the SW ¼ of the NE¼ of Sec 24, T26N, R20E for a Land Division to create 2 lots from 3.002 acres. Parcels are within sanitary district, petitioner provided soil tests for septic for each parcel. Parcels are zoned R1 with min 1.5 acres each.

Public Comments:

Beth Trudell – questions about the size of the parcel and general zoning concerns with sewer
Frank Nowak – general questions regarding site

Motion to recommend to the Town Board the subdivision of the parcel; by Brian VandenHeuvel, seconded by Douge Allen, motion passed unanimously with 7 votes.

2. In attendance was the Owner/Petitioner **Pat Houlihan** for parcel 024-010702434, located in Sec 07, T26N, R20E – 7142 Lower Road for a Rezone some 15 acres out of 40 acres from A (Agriculture) to PR (Park/Rec) to have a Bed & Breakfast utilizing the existing single-family residence; small group film study/photographer's destination by appointment only.

Public Comments:

Beth Trudell – general questions
Frank Nowak – general questions

Motion to recommend to the Town Board the rezone of the parcel to Park and Recreation with remaining land to remain as zoned Agricultural; by Terri Malcheski, seconded by Elmer Ragen, motion passed unanimously with 7 votes.

3. In attendance was the Owner/Petitioner **Pat Houlihan** for parcel 024-010702434 located in Section 07, T26N, R20E- 7142 Lower Road for a Conditional Use Permit to have a Bed & Breakfast utilizing the existing single-family residence and small group film study/photographer's destination, by appointment only.

Public Comments:

Beth Trudell – general questions/concerns

Frank Nowak – general questions

Motion to recommend to the Town Board the **following Conditions** for the parcel to be Park and Recreation (PR); by Elmer Ragen, seconded by Amber Fox, motion passed unanimously with 7 votes.

Conditions:

- a. **Customer use/access Shall be by appointment only.**
 - b. **Owner/Operator Shall abide by County and State codes and regulations governing Bed and Breakfast establishments.**
 - c. **All trash and recycling containers shall be screened from the public/neighbor's view.**
 - d. **No customer parking on or along Lower Road.**
 - e. **Have no more than 8 people including the owner/occupant staying there.**
 - f. **Has agreed to use of four bedrooms only.**
 - g. **Driveway MUST be inspected and approved by Fire Department before opening/operating.**
4. Announcements/General Information- None
 5. Set Next Meeting Date- **March 5th 6pm.**
 6. Public Comment- None
 7. Adjournment- 7pm. Called by Chair

Respectfully submitted,

Dale Mohr- Plan Commission Chair/Acting Secretary