

This Regular Board meeting was called to order by President Mire at 6:30pm

Roll Call:

Physically Present – Polenske, Mire, Peschang, Fowler, Fiems, DeMarlie, Robertson

Absent – None

Others Physically Present – Housenga, Attorney Arthur Eggers, Attorney James Zmuda, Kathy Sattizahn, Fern Wilson, Jan Spier, Angel Jacobs of MSA Professional Services, Deputy Hawkins, Carrie & Rick Riley

Others Virtually Present – None.

A quorum was physically established.

CONSENT “Omnibus” Agenda: Fowler motioned to approve the Regular Board Meeting minutes from 05/12/2026, Committee of the Whole meeting minutes from 05/19/2026, Committee of the Whole Meeting minutes from 05-26-2026; June monthly bills in the amount of \$95,725.75; and the May 2026 Treasurer’s Report prepared by Barber. Fiems seconded the motion; all board members voted yes, motion passes.

PERSONS TO ADDRESS THE BOARD: Carrie Riley addressed the board concerning a letter she received from the Village addressing the occupancy status of the home she is conducting short-term rentals in. The Rileys do not live in the home the rentals are taking place at, they are requesting the ordinance stipulating the requirement be changed to not require occupancy at homes that are being used for short-term rentals. Riley noted at the time of zoning approval she never stated she was going to live in the home that they were intending for short-term rentals and never intended to occupy the property but was approved for her zoning change to R-2. Peschang motioned to resolve R-2 definition in relation to short-term rentals in Title 9 – Chapter 1 -Article 2 – Section 1 - 1.2- A1 and to put a pause all enforcement actions on current R-2 properties operating until resolved. Fiems seconded the motion. After discussion, Peschang amended his motion to state to put a temporary enforcement hold on ordinance violations regarding Title 9 – Chapter 1 -Article 2 – Section 1 - 1.2- 1A until the board has time to discuss amongst themselves and legal in a Committee of the Whole Meeting to be held during the June 15th, 2026 Committee of the Whole Meeting; Fiems amended his second of the previous motion. DeMarlie, Polenske, Riems, Fowler and Peschang voted yes, Robertson voted no to the amended motion, motion carries. Mire asked Peschang and Zmuda to draft ordinance amendments that may be applicable to short-term rentals.

Kathy Sattizahn addressed the board to discuss her building permit which was submitted. Kathy also wanted to clarify the reason a closed session topic with her name attached was at the end of the agenda. Mire noted closed session can be held to verify legal facts in a case/matter and for the clients, the Board of Trustees and Village President, to ask legal questions with their council. Kathy also stated she was not currently represented by legal counsel. Mire explained the reason why her previous building plans submitted were not granted as previously discussed in prior meeting. Zmuda asked if Sattizahn was going to hold short-term rentals at the new property when the building is constructed, in return Sattizahn stated she didn’t know and didn’t care if she held rentals at that property further stating that she would figure that out later. Zmuda explained the reason why this is not a simple matter is due to the history of the events related to the property, which he reviewed. The contingent R-2 zoning change granted was based on plans presented and designed at the time in 2019. The dwelling being presented to build now is not what was presented when her zoning change was conditionally granted. The board is requested to approve plans that have an undetermined use of the dwelling. To properly approve the plans for the proper, zoning intent of the property needs to be identified. If Sattizahn wants to maintain the conditional R-2 approval the plans presented in 2019 are what needs to be built. If Sattizahn decides to not continue her plan to hold short term rentals at the property and as long as building plans meet all building requirements and specifications in the international building codes and Village code book no zoning meeting is required. If Sattizahn wants to hold short-term rentals with the most recent plans presented, then a zoning hearing would need to be held. Sattizahn stated she had a third option which is to leave the property as is and not build on it and leave the property as is. Once again Sattizahn has to decide what she would like to do with the property. More discussion will be held on the matter on Monday, June 15th, 2026.

PRESIDENT – Mire: Mire had nothing new to report.

POLICE REPORT: Report as presented. Fiems requested a post be added to the Facebook page reminding the residents of children playing outside now that summer weather is here and to drive safely throughout the neighborhoods.

ATTORNEY – Califf & Harper P.C.: Zmuda conducted research on taxing short-term rental taxes, which he confirmed can be taxed at a maximum of 5% but needs to be kept in a separate fund as those moneys would only be able to be used for tourism and conventions. Once again, this matter will be discussed at the June 15th, 2026 Committee of the Whole Meeting.

FIRE REPORT – Chief Carey: Report reviewed as presented. Mire authorized Bump to add to the digital sign information to help the Fire Department recruit volunteers.

DIRECTOR OF PUBLIC WORKS REPORT: Report as presented.

INFRASTRUCTURE (Public Works, Water, Sewer & Garbage) – Robertson: Robertson noted after seeding took place on the hillside of 17th Street grass is finally growing. Bump will continue to try to set up an appointment with MSA Professional Services to see if an alternative resolution for hill stabilization is an option.

PARKS, RECREATION & CEMETERY – Polenske: Nothing new to report.

VIDEO GAMING, COMMUNITY RELATIONS & EVENT PLANNING – Fowler: Fowler reported gaming revenues received this last month were \$5,065.35.

The Board directed Clerk Housenga to send a card Brad Cole congratulating him on his retirement and well wishes.

ORDINANCE, LICENSES, BUILDING, PLANNING & ZONING – Peschang: Peschang reported 6 general, and 1 new construction permits were issued in the previous month.

FINANCE – DeMarlie: Nothing to discuss at this time.

PERSONNEL & PUBLIC SAFETY – Fiems: Nothing to report at this time.

ELECTIONS – Mire: Nothing to report.

OLD BUSINESS: None.

PUBLIC DISCUSSION: None.

NEW BUSINESS: None.

With nothing further to discuss, Fiems motioned to adjourn this regular board meeting at 8:03pm. Fowler seconded the motion. President Mire adjourned by consensus of the Board.

Missy M. Housenga
Village Clerk