

**City of West Branch Planning & Zoning Commission Meeting**  
***September 23, 2025***  
***West Branch City Council Chambers, 110 North Poplar Street***

Chair John Fuller called the (Special) Planning & Zoning Commission meeting to order at 7:00 p.m.

Commission members present: John Fuller, Ryan Bowers, Matt Van Scoyoc, Brad Bower, Matt Van Scoyoc, Ryan Foley, Emily Walsh.

Council members present: Mayor Laughlin.

Absent: Madison Conley.

City Staff present: City Administrator, Adam Kofoed, Zoning Administrator, Terry Goerdt, City Engineer, Dave Schechinger, Fire Chief Kevin Stoolman

**APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.**

Motion by Bowers, second by Bower to add Emily Wash as an attendant to last meetings minutes. Motion approved 6-0

**APPROVE MINUTES/MOVE TO ACTION.**

Motion by Walsh, second by Van Scoyoc. Motion approved 6-0

**PUBLIC HEARING/NON-CONSENT AGENDA**

- a. Review and Approve Preliminary and Final Plat for Parkside Reimagined Phase I. / Move to Action

Kofoed explain the streets are 26 feet wide meeting fire's recommendations. Development under appendix B of Fire Code A that gives the building an exception of 1,500 gallons per minute since building is sprinkled.

Public Hearing

Mayor Laughlin spoke in support because it has been zoned multi family in this area since the mid 1990's when he was chair of the planning board.

Commissioner Walsh spoke opposed to the project due to high density. Public member Sally Peck answered it didn't seem like the board ever follows comprehensive plan.

Commissioner Bowers rebutted the plan calls for more affordable housing and this meets the plan. Commissioner Walsh mentioned focused on trees which are included in the plat. Kofoed mentioned said comprehensive plan called for innovative zoning and that is what this designation PUD Zone was designed for. Fuller reiterated more affordable housing was a chief element of the plan. Van Scoyoc mentioned each building will have a site plan process.

Public Comments

Jeanine Miller spoke opposed to the project as it could impede on the use and enjoyment of neighboring properties.

Sally Peck

Spoked opposed to the project, feels the development will be too similar Heritage Hill. Encouraged residents to drive the Heritage Development. Density is too much and it appears initial proposed green space gets reduced overtime.

Motion to approve site plan that fire access has been approved by the Fire Department with 26' feet wide. Motion to approve by Bowers, second by Bower. Motion carried 5-1.

Motion by Van Scoyoc, second by Foley. Motion passes 5-1 with Walsh being a no.

b. Review and Approve Site Plan for Nordex Parking Lot expansion – 155 Faucet Drive / Move to Action. Discussion

There was mentioning of no landscape planning for the document. Foley mentioned photometrics for the parking lot. There were discussions about easements since lot

Motion to Deny Fuller, second by Walsh. Motion failed 6-0.

Comments from Chair and Commission Members

Mentioned the comprehensive plan was on going. Building permits were slowing down.

Adjourn

Motion by Bower, second by Bowers to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:23 p.m.

Submitted by:  
Adam Kofoed  
City Administrator