

**TOWN OF STILES PLAN COMMISSION
TOWN OF STILES TOWN HALL
MONDAY, JANUARY 19, 2026 6PM
MINUTES**

I. CALL MEETING TO ORDER

Chairperson Larry McGray called the meeting to order at 6pm.

II. VERIFICATION OF WISCONSIN OPEN MEETING LAW COMPLIANCE

This is an open meeting of the Town of Stiles Plan Commission. Notice of this meeting was given to the public at least twenty-four hours prior to the meeting by postings at Town of Stiles Town Hall, and the Town of Stiles Website.

III. ROLL CALL AND DECLARATION OF QUORUM

Roll was taken. 5 members of the Commission were present: Larry McGray, Thomas Glasnovich, Carl Magnuson, Scott Steiner and Vicki Glasnovich. Larry McGray concluded that a quorum had been met.

IV. APPROVAL OF AGENDA

Carl Magnuson, seconded by Scott Steiner, made a motion to approve the agenda as posted. The motion was unanimously passed.

V. APPROVAL OF MINUTES FROM THE DECEMBER 15, 2025 MEETING

Larry McGray, seconded by Carl Magnuson, made a motion to approve the December 15, 2025 meeting minutes. The motion was unanimously passed.

VI. ITEMS FOR PLAN COMMISSION CONSIDERATION AND ACTION

1. A request by Kevin Schneider, represented by Paul Shallow, for the land division of the 5.34 acres at 5251 Stiles Road. Parcel # 040252502146. Lot 1, as indicated on CSM, to be approx 2.607 acres. Lot 2, as indicated on CSM to be approx. 2.642 acres.

Carl Magnuson, seconded by Vicki Glasnovich, made a motion to approve the land division of the 5.34 acres at 5251 Stiles Road. Parcel #040252502146. The motion was unanimously passed.

2. Town of Stiles Subdivision Ordinance review and revision discussion. Town Chair has invited experienced guests to discuss specific details and items to consider.

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Larry McGray recognized Town Chairman Jason Flynn to begin the Town Board's presentation. Jason began the discussion by presenting several guests who were invited to add input to this subject. The guests included Attorney Alex Sickel (Town of Stiles Attorney), Paul Shallow (Land Surveyor), Tom Smith (Building Inspector), Joel Ehrfurth (Mach IV Engineering and Surveying) and Todd Duame (Excavating Contractor). Initially, each guest spoke to the topic from the viewpoint of his particular discipline. They each highlighted a variety of potential considerations that should be addressed when developing a comprehensive Subdivision Ordinance. A group discussion followed the individual presentations. The discussion was very informative and included many elements of agenda item #3. It was determined that lot size is an essential element of a Subdivision Ordinance.

3. Discussion and recommendation to the Stiles Town Board regarding proposed changes of the minimum residential dwelling lot sizes for the entire Town of Stiles (both north and south of Hwy 22).

Based upon the extensive amount of information presented during agenda item #2, it was determined that agenda item #3 will be discussed and voted on prior to the next Town Board Meeting scheduled on Wednesday February 11, 2026.

Larry McGray, seconded by Carl Magnuson, made a motion to table the vote on a recommendation to the Stiles Town Board concerning lot sizes for the entire Town of Stiles. The Plan Commission will meet at 5pm, Wednesday, February 11, 2026.

VII. MISCELLANEOUS

1. Review the Town of Stiles Plan Commission Rules of Government and sign the document.

This action was tabled until the next Stiles Plan Commission meeting.

2. The next Stiles Plan Commission Meeting will be held Wednesday, February 11, 2026 at 5 pm.

VIII. PUBLIC FORUM

All in attendance were encouraged to participate in the open discussions.

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IX. ADJOURMENT

Tom Glasnovich, seconded by Carl Magnuson, made a motion to adjourn the meeting. The motion was unanimously passed.

NOTE: A QUORUM OF TOWN BOARD MEMBERS MAY BE PRESENT DURING THIS MEETING; HOWEVER, NO TOWN BOARD ACTION WILL BE TAKEN UNLESS AN AGENDA HAS BEEN POSTED.

*These minutes are unapproved until the next Stiles Plan Commission Meeting
Prepared by: Vicki L. Glasnovich, Secretary*