

TOWN OF STILES PLAN COMMISSION
TOWN OF STILES TOWN HALL
WEDNESDAY, FEBRUARY 11, 2026 5PM
MINUTES

I. CALL MEETING TO ORDER

Chairperson Larry McGray called the meeting to order at 5pm.

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

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

V. APPROVAL OF MINUTES FROM THE JANUARY 19, 2026 MEETING

Scott Steiner seconded by Carl Magnuson, made a motion to approve the January 19, 2026 minutes. The motion was unanimously passed.

VI. ITEMS FOR PLAN COMMISSION CONSIDERATION AND ACTION

1. 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 Cty Hwy 22).

Larry opened the discussion by briefly recapping how the Plan Commission (PC) received a request from the Stiles Town Board to consider changing the minimum lot size per residential dwelling (MLSpRD). He then asked Town Chair Jason Flynn, who was present in the audience, about requests that the Town Board had received from residents concerning these changes.

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Jason responded by telling the PC that most of the lot size change requests were for land north of Cty Hwy 22. He stated that he recently had a lengthy conversation with Jamie Broehm (Principle Planner for Oconto County), which gave him a good understanding of the history of how the current lot size requirements had been established and documented in the Town of Stiles 20-Year Comprehensive Plan. Based upon requests from residents to decrease the minimum lot size requirements north of Cty Hwy 22, he determined that a change needed to be addressed. Following the spirit of the 20-Year Comprehensive Plan, Jason recommended that the MLSpRD should be reduced from 5-acres to 2-acres north of Cty Hwy 22. Jason stated that in his opinion, a reduction to 2-acres would meet most requests along with maintaining the Oconto County minimum Rural Residential requirement. He also stated that the town has not received requests for changes to lot size requirements south of Cty Hwy 22.

Also present was Town of Stiles Attorney Alex Sickel. Based upon previous PC discussions, Attorney Sickel prepared and presented a 4-page draft titled "Chapter 14- Land Division Ordinance Regulating Lot Size." Attorney Sickel stated the draft generally highlights the changes required to the existing Land Division Ordinance, when changing the MLSpRD from 5-acres to 2-acres north of Cty Hwy 22.

Attorney Sickel noted that page 4 of the draft is of the often-referenced Map 3.1 (General Plan Design of Stiles) from the 20-Year Comprehensive Plan. He described the various highlighted areas on the map, which depicted the different minimum lot size requirements. He noted that the land south of Cty Hwy 22 has a planned residential area, which has a 1.5-acre MLSpRD, surrounded by an area with a 2-acre requirement. The area north of Hwy 22 has a 5-acre MLSpRD requirement.

Thomas Glasnovich, seconded by Scott Steiner, made a motion to recommend a change to the MLSpRD north of Cty Hwy 22 from 5-acres to 2-acres, to the Stiles Town Board. Further, there should be no recommended changes of the MLSpRD South of Cty Hwy 22.

Larry McGray, Scott Steiner and Thomas Glasnovich voted for the motion. Carl Magnuson voted against the motion. Vicki Glasnovich did not vote. The motion carried.

*NOTE: This recommendation of a reduction to the MLSpRD from 5-acres to 2-acres North of Cty Hwy 22, from the PC to the Town Board, is the result considerable information gathering, presentations and

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deliberation. It aligns to the residents' requests and the spirit of the Town of Stiles 20-year Comprehensive Plan.

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

All of the Plan Commission members agreed that they had reviewed the "Town of Stiles Plan Commission Rules of Government" document. They all signed the document, which was then submitted to the Town Clerk.

VII. MISCELLANEOUS

None

VIII. PUBLIC FORUM

All in attendance had an opportunity to participate in the discussion.

IX. ADJOURMENT

Carl Magnuson, seconded by Tom Glasnovich, 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*