

**Village of Millington
Regular Planning Commission Meeting
Tuesday November 18, 2025**

Roll Call

Present: __xBonadurer, __x_Ill, __x_Cunningham, __x_Selich, __x_Shreve,
 __Snyder, __x__Watkins

Absent: Snyder

Attending: __Jeff Bassett

Others: Dwight Reinath, Bill Woolwine, Billy Woolwine, Wade
 Brukholder(ROWE PSC), Bill Lutz

Call to Order:

The meeting was called to order by Chairperson Shreve in the Village Council Chambers at 6:00 p.m.

All recited the Pledge of Allegiance.

Welcomed Ron Cunningham to the Planning Commission.

Accept the Minutes

Bonadure moved, Ill seconded, PASSED the motion to accept the minutes as printed for the ***Regular Planning Commission Meeting Minutes of September 16, 2025.***

__Troy Bonadurer__ moved, __Mitch Ill__ seconded, PASSED the motion to accept the previous meeting minutes.

6 yeas **0 nays** **0 abstain** **Roll Call:** **y_Bonadurer, - y_Ill, y_Cunningham, y_Selich,**
y_Shreve, y__Watkins

Public Comment: None

Old Business: None

New Business

1. Woolwine Project
(See attached sheets)

2. Dwight Keinath,

(He is asking to make the old Petzold property into an industrial arts facility and craft market)

The planning commission's recommendations to Dwight was to make sure with the CDC that the land can be developed into his vision without needing to have some kind of hazmat clean up done. He is going to seek out that information.

3. Name a Vice President,

Gary Shreve nominated Mitch Ill

Mitch Ill then accepted.

Troy Bonadurer moved, Andy Salich seconded, PASSED the motion to Have Mitch Ill fill the VP seat for the planning commission

**6 yeas 0 nays 0 abstain Roll Call: Y Bonadurer, Y Ill,
 Y Cunninham, Y Selich, Y Shreve, N/A Snyder, Y Watkins**

4. Bylaws Review

Corrections to the bylaws in section 6.4 Quorum, 6.7 Decision, & 9.1 Amendment had to be changed. The numbers in these sections were based upon a 9 member & NOT on a 7 member commission.

Mitch Ill moved, Troy Bonadurer seconded, The changes needed to the bylaws to read correctly for a 7 member committee.

**6 yeas 0 nays 0 abstain Roll Call: Y Bonadurer, Y Ill,
 Y Cunninham, Y Selich, Y Shreve, N/A Snyder, Y Watkins**

5. Joint Meeting

Meeting will be held on January 19,2026 (this is up for change if the planning commission and the village council need to move it)

Mitch Ill moved, Troy Bonadurer seconded, The changes needed to the bylaws to read correctly for a 7 member committee.

**yeas 0 nays 0 abstain Roll Call: Bonadurer, Ill, Cunninham,
 Selich, Shreve, Snyder, Watkins**

6. Review section 1 of the ordinances

Jeff Bassit, explained that not all of the ordinances are for the planning commission to change. We are going to focus on the Zoning ordinances starting with CH.8 Zoning for buildings.

7. 2026 PC Calendar for Meetings

This calendar will stay fluid in order to get things done in a timely manner.

6 yeas 0 nays 0 abstain Roll Call: Bonadurer, Ill, Cunninham,
Selich, Shreve, Watkins

Adjournment:

Rick Watkins moved, Troy Bonadurer seconded **PASSED** the motion to adjourn the meeting at 8:15 p.m. 6 **yeas** 0 **nays** 0 **abstain**

We are going to have a couple of special meetings and they will be sent out in email or text. This is due to the need to quickly move on the Bill Woolwine project.

Respectfully submitted,

Rick Watkins III

MEETING MINUTES

Topic: Discussion of Proposed Development, Zoning Needs, and Ordinance Amendments

Location: Millington Village Meeting

Purpose: Review of a proposed 20-acre property development including Phase One (Urgent Care facility), future expansions, zoning implications, PUD requirements, and ordinance updates.

1. Overview of Property and Development Plan

- The full property consists of **20 acres**.
- **Phase One** covers **5 acres**, with an initial **2.5-acre lease** for an urgent care facility (Aspire).
- Lease for Phase One allows expansion from **2.5 acres to 5 acres** within **five years**.
- Developer does **not** want to restrict future use of the remaining property should additional expansion or other facilities be needed.

Phase One Details

- One medical building (urgent care) is planned.
- Roadway will be built to the back of the site, with provisions for Phase Two.
- Parking located on the **west and north sides** of the proposed facility.
- Civil engineer (Tim Beebe) has already completed topographical work; preliminary site design is in progress but on hold pending zoning confirmation.
- Developer intends to begin Phase One construction **in the spring**, with completion anticipated by **end of next year**.

2. Zoning and PUD Issues

- Current zoning: **R1 (Residential)**, historically used for agriculture.
- Phase One requires **C1 (Commercial)** zoning for medical development.
- Phase Two may include:
 - **R1 single-family housing**, or
 - **R3 multifamily/condominiums**, or
 - Possible **55+ community** or **assisted living** (assisted living falls under **R3**, not C1).

PUD (Planned Unit Development) Requirements

- The ordinance currently states:
 - A PUD in R1 may include R3 uses **if 70% of the acreage is residential/open space**.
 - **Up to 30% (approx. 6.6 acres)** could be C1.
- The urgent care fits within this 30%, but future commercial needs may require clarity.
- Current ordinance language does **not** clearly address mixed R1/C1 within a PUD, creating a stumbling block.

Ordinance Amendment Needs

- Clarify that the 30% non-residential portion can include:
 - All **C1 uses**, or
 - Only **specific selected C1 uses** (e.g., medical-related businesses only).
- Village must determine if they want:
 - **Full flexibility** for future C1 uses
 - OR **limited C1 uses** to prevent undesirable development in the distant future.

3. Discussion of Phase Two and Long-Term Use

- Phase Two is conceptual and may include:
 - A **55+ condominium community**
 - **Assisted living**
 - Additional **single-family homes**
 - Other potential **C1 medical or service uses** (e.g., dentist office expansion, ambulance service, small grocery)

Developer's Considerations

- Does **not** want to “overbuild” condos.
- Prefers to market units and secure buyers before construction.
- Believes Millington can support the number of homes anticipated.
- Long-term development for the remaining 10+ acres is **undetermined** and should remain flexible.

4. Utility & Infrastructure Considerations

- Utilities (water, sewer, stormwater) believed sufficient for projected growth.
- More flow in a looped system will **improve performance**.
- Road to Phase One is intended to become a **village-owned public road**.
 - Must meet village specifications (curbs, construction standards, etc.).
 - Village will need to determine responsibility for **streetlights**, maintenance, etc.
- Water source expected to come from **M-15 direction**, with potential connection at the back for looping.
- Hydrants will be required along the new roadway.

5. Emergency Services Discussion

- A future **Emergency Wing** is possible if the urgent care succeeds.
- Emergency department would require additional mandatory services:
 - On-site radiology
 - Pharmacy
 - Mammography / CT
- Could attract ambulance services to the area, reducing local response times.

6. Signage Considerations

- Monument signage **cannot** be placed in the public right-of-way of a dedicated road.
- Alternative options include:
 - Directional hospital-style signs near M-15
 - Smaller informational signage placed outside the ROW
 - Potential overhead/arch concepts (if funded by the developer)

7. Commercial Use Questions (C1)

Potential C1 uses discussed:

- Expanded dental facility
- Ambulance service/garage
- Small grocery or community convenience service
- Additional medical specialty offices
- **No interest** in marijuana-related businesses

Village concerns:

- Avoid permitting undesirable businesses in the future.
- Maintain developer flexibility without sacrificing long-term community goals.

8. Next Steps for Zoning and Legal Process

Step 1: Drafting Ordinance Amendment

- Planner will prepare recommended language clarifying:
 - 70% R1/R3
 - Up to 30% C1 (either limited or full C1)
- Must address mixed-use compatibility and long-term protection.

Step 2: Planning Commission Public Hearing

- Requires **15 days public notice**.
- Planning Commission will:
 - Hold hearing
 - Vote on a recommendation
 - Forward recommendation to Village Council

Step 3: Village Council Public Hearing

- Council must also hold a public hearing on the text amendment.
- After approval, the amendment becomes legally effective.

Step 4: Developer Submits Special Land Use / PUD Site Plan

- Requires another **public hearing** by Planning Commission.
- Planning Commission makes final decision on:
 - PUD approval
 - Special land use
 - Site plan approval

Step 5: Developer Begins Final Design & Construction

- Once approved, the developer proceeds with civil engineering and construction permitting.

9. Target Timeline

- Earliest practical completion of ordinance steps: **January–February**
- Village may call **special meetings** in December if desired.
- Phase One construction expected to begin **spring**, with completion by **year end**.