



CITY OF NEW MELLE
CITY HALL, 145 ALMELING ST.



PUBLIC HEARING
TUESDAY, DECEMBER 2, 2025
6:30 p.m.

PLANNING AND ZONING COMMISSION REGULAR MEETING
AGENDA
FOLLOWING THE PUBLIC HEARING

Stadt Melle

New Melle

Tentative

PUBLIC HEARING

The Planning and Zoning Commission of the City of New Melle will hold a Public Hearing for citizen input on the proposed Rezoning request for 3643 Mill Street from R-1C to two (2) lots zoned R-1D.

The Planning and Zoning Commission of the City of New Melle will hold a Public Hearing for citizen input on the proposed Rezoning request for 4578 Hwy Z from C-2 General Business to C-3 Highway Commercial.

REGULAR MEETING

CALL MEETING TO ORDER

ROLL CALL

Chairman Stefanko
Commissioner Duggan
Commissioner Sims
Code Enforcement Officer Follmer

Commissioner Pollihan
Commissioner Cummins
Mayor Burt
Alderman Gust

APPROVAL OF AGENDA

APPROVAL OF MINUTES

NOVEMBER 4, 2025 Regular Meeting

OPEN FORUM

Each person addressing the Planning and Zoning Commission shall give his/her name and address. Remarks shall be addressed to the Commission as a whole and not to any individual member and no question shall be asked any individual member except through the presiding officer. No person other than the Commissioners and the person having the floor shall be permitted to enter into discussion without the permission of the presiding officer.

OLD BUSINESS/ DISCUSSION

1. Findings by the Commission on previous inquiry for a smoke/vape shop to be located at Suite 102 30 W. Hwy D.

NEW BUSINESS

1. Upon review of the comments from the Public Hearing, the Commission will discuss moving the Application for rezoning 3643 Mill St. from R-1C to R-1D forward to the Board of Aldermen with the following vote:

Roll Call Vote:

Chairman Stefanko:	_____		
Commissioner Duggan:	_____	Commissioner Pollihan	_____
Commissioner Sims:	_____	Commissioner Cummins	_____

2. Upon review of the comments from the Public Hearing, the Commission will discuss moving the Application for rezoning 4578 Hwy Z from C-2 General Business to C-3 Highway Commercial forward to the Board of Aldermen with the following vote:

Roll Call Vote:

Chairman Stefanko:	_____		
Commissioner Duggan:	_____	Commissioner Pollihan	_____
Commissioner Sims:	_____	Commissioner Cummins	_____

3. Upon review and recommendation from Cochran Engineering, the site plan for improvements at 3960 Hwy Z, The Quarry, is requested for the Planning and Zoning Commission to request approval to the Board of Aldermen.
4. After a review by the City Clerk of codes by other municipalities, should the Commission consider an amendment to Ordinance: Chapter 235 Food Service Establishment Code to include Food Truck licensing and a business license.

CODE ENFORCEMENT REPORT

ADJOURNMENT