



Minutes | Monday, July 13th, 2026 | 6:00 PM Village Hall VNB Planning Commission

1. Call to Order: President Mellem called the meeting to order at 6:04 PM.

2. Roll Call: President Roger Mellem, Trustee Paul Schroeder, Treasurer Robert O'Brien, Clerk Dori Panthofer. Trustee Rick Cermak arrived at 6:09 PM.
Resident Commission Members: Bill Cosban, Mark Hyde, Tom LaFave.

Excused: Constable Rocco Castellano and Kari McGaughey

3. An Ordinance to Create Section 8.14-5 of the Village of North Bay Village Code Concerning Solar and Section 8.14-6 Wind Energy Systems

4. Public Comment: Any person or persons, whether or not represented by agent or attorney, has the opportunity to be heard either for or against amending the Village of North Bay Zoning Code with Section 8.14-5 concerning solar energy and wind energy systems. This includes written comments submitted by mail to the Village Clerk Village of North Bay, 3615 Hennepin Place, Racine WI 53402; or by email to: clerk@vnbwi.gov

Clerk Panthofer verified that no public comments had been received prior to the meeting, and none were offered during the session.

5. Planning Commission Discussion:

The Planning Commission raised multiple concerns regarding both the proposed solar and wind energy systems ordinances. For solar energy, items discussed included the lack of clarity on alternate systems, vague permit requirements for free-standing structures under Section 3B, and the potentially unsightly nature of front-yard placements. The language for both seemed to apply to farm or commercial installations instead of residential installations.

For wind energy, members pointed out that system sizes are left undefined, large antennas present lightning hazards, and battery systems might contain hazardous materials. Additionally, an airport reference was questioned since the Village of North Bay does not have an airport, and windward placement mandates/

Further questions were raised concerning the monitoring and payment responsibilities for post-installation inspection fees, as well as the meaning behind annual compensations detailed on page 9.

The discussion emphasized that ordinances are intended to protect all residents,

with Trustee Schroeder raising specific health concerns, such as the flicker effect potentially inducing seizures.

6. Planning Commission Recommendation: The Commission concluded that the document requires significant revisions and advised returning it to Attorney Larson along with a comprehensive list of specific changes.

All commission members were requested to email their specific feedback directly to Mr. Cosban, who agreed to consolidate the concerns and submit them to Clerk Panthofer by Friday, July 17th, 2026..

7. Next tentative Planning Commission meeting: Monday, August 17th, 2026 (3rd Monday). An additional meeting may be scheduled for August 10th, 2026, if the revisions are prepared for review.
8. Motion to Adjourn: Motion to adjourn made by Trustee Schroder and seconded by Member Cosban. All in favor, none opposed. The meeting adjourned at 6:33PM.