



VILLAGE ACTION REPORT

PROJECT: New Tech Golf Carts – Conditional Use Permit

APPLICANT: Dave Hensiak – New Tech Golf Carts

PROJECT LOCATION: 645 Sandpiper Trail

REPORT DATE: February 12, 2026

PROJECT DESCRIPTION: The applicant is seeking approval of a conditional use permit to allow an 'outdoor display incidental to indoor sales' land use at the New Tech building, located at 645 Sandpiper Trail. The permit would allow the applicant to display golf carts outdoors related to the golf cart portion of the business. The proposed use is permitted as an accessory conditional use in the PB, Planned Business district.

PLAN COMMISSION MEETING: JANUARY 14, 2026

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Murphy (1st), Heim (2nd)

The request for approval of the Conditional Use Permit was **TABLED**.

VOTE: 6 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Dave Hensiak – New Tech Golf Carts) – provided an overview of the project.

PUBLIC HEARING COMMENTS:

- (John Lieber – 504 Galway) – questioned whether carts between the building and street were allowed. Also noted there are golf cart test drives in the neighborhood, and questioned whether the carts were legal on the streets. Ruth agreed the ordinance states an accessory use is not permitted between the building and the street. Ruth noted he asked the Police Chief about the carts, and the Chief said some such vehicles are allowed under 305-16 but he would need more information to determine the status of these specific vehicles. Hensiak stated the carts are compliant with DOT regulations for use on the street as 'low-speed vehicles.'
- (Keri Peronto – 210 Coyle Parkway) – believes the site should be kept neater, noting the dirt pile next door and the numerous flags that were displayed earlier in the year. Ruth noted the dirt pile was on a different property owner's property, and Hensiak removed most of the flags when he was informed they exceeded the sign code.
- (Kiesha Peters – 500 Galway) – stated she was not strongly against the request, just wants the business to meet the ordinances if carts are displayed again.

PLAN COMMISSION COMMENTS:

- (Heim) – asked what percentage of the golf cart business came from walk-ins. Hensiak replied 75%.
- (Heim) – asked if there was room for an indoor show room. Hensiak explained the indoor space for the carts is not easily visible, and other areas are used by the painting business.
- (Murphy) – would like to see the area where carts are allowed better defined. Ruth agreed this could be done for a subsequent meeting.
- (Kelm-Nelson) – asked whether the April 1 to October 31 dates in the staff report recommendations were appropriate. Hensiak replied those dates work well.
- (Murphy) – noted there used to be e-bike sales and asked about the status of those. Hensiak replied he no longer sells those.
- (Jushchyshyn) – would be helpful to have more clarity about similar uses when this is considered again.

STAFF COMMENTS:

See staff reports and as noted above.

PLAN COMMISSION MEETING: FEBRUARY 11, 2026

STAFF REPORT PROVIDED BY: X Planner, Engineer, Public Works

MOTION: by Jushchyshyn (1st), Brinkmeier (2nd)

The request for approval of the Conditional Use Permit was **APPROVED WITH CONDITIONS**, with the conditions as follows:

1. The Conditional Use Permit applies only to the New Tech Golf Cart business, not any other business on the property.
2. The Conditional Use Permit applies only to carts, not other equipment or items.

VOTE: 7 Aye, 0 Nay, 0 Abstain

APPLICANT COMMENTS:

- (Dave Hensiak – New Tech Golf Carts) – provided an overview of the project.

PUBLIC COMMENTS:

- None.

PLAN COMMISSION COMMENTS:

- (Jushchyshyn) – questioned whether it was necessary to limit the dates the carts can be displayed. Ruth replied the condition can be removed if the Plan Commission does not

- feel it is necessary. Hensiak replied he would not display the carts in winter either way.
- (Brinkmeier) – asked if anything in the ordinance should be changed. Ruth replied the applicable section is not well written, but for the sake of efficiency any changes could wait until other changes are needed.
 - (Murphy) – asked if the carts would have lighting at night. Hensiak replied they would not.

STAFF COMMENTS:

See staff reports and as noted above.