



Planning & Zoning Commission
Tuesday, July 28, 2020 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for July 28, 2020 at 6:35 p.m.

2. Roll Call

Present - Ryan Green, Jesse Coppel, Benjamin Lee, Ron Danne, Jon Merriman
Absent - None

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Marvin Block - Council member, Teresa Monroe - Clerk of Council

Public present - Sean Staneart

3. Public Comment

1. Sean Staneart said he will be forwarding an article on street trees with walking paths and the added value they bring.

4. Approval of Minutes

a. July 14, 2020

ACTION: Benjamin Lee moved to Approve as written; Ryan Green seconded and all were in favor.

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

5. Comprehensive Plan

a. Plan Draft

Previously, extensive comments were taken from the public and the Board, edits have been incorporated into the current draft. Conversation tonight continued on the Future Land Use Map; commission members, staff and public present discussed areas on the map and expressed desires for zoning district locations they would like to see within the municipal boundary as well as at the half and one-half mile boundaries. Ms. Klimchak will edit items as directed by the Board.

Park Plan / Bike path plan would be a separate Parks and Rec plan.

Mr. Lee prompted discussion on Design Review Standards and concern that if this Comprehensive Plan draft replaces the Strategic Plan, there will be no design standards in place until the new ones are completed by the third party. Mr. Lee suggested that if the Board is confident with the plan as it is and votes to pass this draft along to Council, that in two weeks they also consider a stand alone design review document that is pulled out of the Strategic Plan to act as a place holder so as not to lose any enforce-ability. Bailey said she could pull out those design standards and put into separate legislation that would state they will be in effect until the new design standards are passed. There was continued review of the rest of the draft document; Mr. Lee noted two potential conditions for consideration tonight 1) the updates to the document and maps as discussed 2) consideration for Council to pass the Interim Design Guidelines and the Comprehensive Plan at the same time. Board members expressed they were comfortable with Ms. Klimchak making all edits discussed tonight and moving forward.

b. Legislation

ACTION: Ron Dan moved to send the comprehensive plan draft forward to council with the condition that recommendations from 7/28/20 be included; Ryan Green seconded and the vote was as follows:

AYES: Benjamin Lee, Ryan Green, Ron Danne, Jesse Coppel, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Other Business

1. Bailey notified the Board that an annexation petition had been received for the Michelson property and that Council will consider the services resolution; Ms. Klimchak reviewed the process for the Board.

2. Zoning Inspector Jim Blair provided updates on specific zoning violations that the Board inquired about.

3. Mr. Block asked for an update on the dump site and parking lot on Track Street. Mr. Blair said he has had a conversation with the A-1 dumpster gentlemen and is awaiting direction from the Village Manager and Village Law Director, he said right now it is in a holding zone. Chairman Green asked for background on the issue at this property; Mr. Block said the guy bought two acres and is bringing smaller dumpsters in and transferring them to larger dumpsters, then taking them out of town and using College and John Streets which were previously closed but he has graveled and opened them back up, put a fence up, and the company putting the underground in was supposed to do something with their parking lot a long time ago and they have never done anything, and dust just rolls out of there when the trucks go in and out. Mr. Blair said they are operating without a zoning permit and it has become a legal issue. Mr. Green said he is basically operating an illegal refuse dump. Ms. Klimchak said that parcel back there is trouble all around, even without the dumpsters, because it doesn't have frontage on a street, the lot split was done a long time ago and probably never should have been done; this is the reason we require frontage, because now we have problems with this lot; the only way they can get into their property is to cut through someone else's property. Mr. Blair said it goes across the parking lot of the school bus supply business and according to our code, an operating business has to have a paved driveway and he would be paving a path across someones property. Mr. Blair said they did not have addresses, we did assign addresses due to the fact that there are people there now, addresses were assigned for the 911 office and the police department. Mr. Coppel said so you had to pick a road to assign them for an address when he doesn't even have a road; Mr. Blair said that's correct, he does not have frontage on any road.

4. Ron Danne asked if there was any update on the Leafy Dell landscaping and trees that were torn out; Mr. Blair said he did not but would likely be fall before any plantings were replaced.

5. Mr. Block said he is not satisfied with the answers on the parcel back there (Track Street) and he will talk to the solicitor about it. Bailey Klimchak said she and Jim could not really take legal action without the advisement of legal council and the Village Manger. Mr. Block said we will discuss at next council meeting, he said he came through the channels he was supposed to, when he discussed the dumpsters in person with Ms. Klimchak she said it was legal as long as he put concrete down and there has never been any put down and he is not adhering to the setback between commercial and residential, thirty foot. Ms. Klimchak said she knows, and she and Jim are working on sending him a letter and possibly taking legal action, but she cannot get that started until she has the advisement of our legal council and Village Manager; she said she does not have the

7. Adjourn

ACTION: Ryan Green moved to Adjourn; Jesse Coppel seconded and all were in favor.

AYES: 5

NOES: None

ABSTAIN: None

Passed 5 - 0

The meeting adjourned at 8:38 p.m.