



Planning & Zoning Commission
Tuesday, October 27, 2020 - 6:30 PM
MINUTES

1. Call to Order

Committee Chair Ryan Green called to order the Planning and Zoning Commission meeting for October 27, 2020 at 6:31 p.m.

2. Roll Call

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

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

Public present - None

3. Pledge of Allegiance

No pledge due to virtual venue.

4. Public Comment

None

5. Approval of Minutes

- a. September 22, 2020
- b. October 15, 2020

ACTION: Ryan Green moved to Approve the September 22, 2020 and October 15, 2020 minutes en bloc; Jon Merriman seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Zoning Ordinance Update

a. Zoning Code Draft - Part One Review

Minor edit noted; Commission indicated approval of Part One as currently written. Bailey Klimchak said she will not ask for a vote at this time; Commission to compare and review as they begin Part Two next meeting.

7. Accessory Dwelling Units

a. Accessory Dwelling Zoning document

Ms. Klimchak provided background saying there are a few resident requests each year for this type of housing; this is investigation on what this could look like within the village. Review of the draft document; discussion on what would be the context or goal of allowing Accessory Dwelling Units (ADU) in the village. Mr. Green is in favor of using for aging in place of a family member but would not want to see them used as an "Airbnb".

Discussion of the Board on considerations for restriction of use, building type and need for architectural review, owner occupied main dwelling, lot coverage percentage, foundation type, utilities, parking etc.

Public Comment:

1. Mr. Block said he is in favor of allowing ADU's; his feeling is that it should be a permanent structure; tap/capacity fees should be waved or reduced; in favor of ability to rent out when no longer in use by the family member.

Discussion on possibilities for Conditional Use approval and reduction of fees, Committee indicated willingness to reduce fees by half. Ben Lee suggested keeping the zoning under 1171 Supplementary District Regulations since this would be applicable to multiple districts; Bailey agreed. Discussion of square footage allowed per district, need for a minimum and maximum allowed, single story, allowing for off street parking, roof pitch, rental of the dwelling, possibility of bed tax etc. Bailey will reach out for Law Director opinion on rental regulation. Legislation draft for Commission review in two weeks.

8. Zoning Inspector

a. September 2020 Zoning Inspector Report

Jim Blair answered Board questions on items in his report.

Questions on sidewalk replacement for walks in poor condition; Ben Lee gave background on Sidewalk Replacement Program that has been discussed in Safety & Service Committee.

9. Other Business

1. Reminder that next Council meeting is on Wednesday, November 4, 2020 due to election Tuesday being held in Council Chambers.

10. Adjourn

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

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

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:49 pm