

## Planning & Zoning Board Meeting Minutes

October 23, 2023

At 7:01p.m. on Monday, October 23, 2023, in the boardroom of Village Hall, chairwoman Maria Lewis called to order the meeting of the Planning and Zoning Board to order. Roll call- members Amanda Burns, Walt Mahaffey, John Hawkinson, Richard Crotteau, Jill Breneman, Cody Krug, and Maria Lewis. Also in attendance, Kyle Watson deputy building inspector, Trustee Pamela Noffsinger, and Matt Fritz, village administrator. Absent; none.

The minutes from October 2, 2023, were reviewed. Crotteau moved to approve the minutes as written, second by Burns. Roll call- Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Breneman, Krug and Lewis. Nays; none. Absent; none. Motion carried.

There was no public comment at this meeting.

### ZONING BOARD OF APPEALS PUBLIC HEARING 1 550 N. 3<sup>RD</sup> AVE- TERRY HALLIDAY

Matt Fritz, village administrator swore in those who would be speaking at the public hearing.

Mr. Fritz explained that due to the existing setback at the home to the south, a variance request was submitted for the front yard setback to match that of the existing house at the corner. The total variance would be 18 feet allowing for the new structure to receive a front yard setback of 7'.

Mr. Hawkinson advised that the Village Hall will work on Halliday with the guidelines on installation.

### ZONING BOARD OF APPEALS PRESENTATION 1 225 W. 3<sup>RD</sup> STREET- NATHAN SHAIN

Matt Fritz, village administration presented that Nathan Shain is requesting a garage variance on the south side of Third Street behind the Elementary School. Mr. Shain would like to add a 1,600 sq. ft detached garage within the rear yard of his residence. The garage would include a 10 x 40' carport along one side. The height at the ridge would be 18' requiring a 3' variance from the 15' maximum and one side of the structure would be 40' long requiring a 4' variance from the 36' long maximum length.

A public hearing for this matter is set for November 6, 2023.

Kyle Watson explained Mr. Shain has plans to use vinyl siding and is not aware of what type of material would be used for roofing. The garage door would face the ally side.

Mrs. Burns asked what the hardship is for this variance and there was currently none presented.

Mrs. Lewis asked if there were plans for plumbing and electricity and there were no plans that were presented for that addition. Mrs. Lewis said before they can make a recommendation, there would need to be more information presented.

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Planning & Zoning Board

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ZONING BOARD OF APPEALS  
PRESENTATION 2  
435 W. DIVISION ST.- BIMAK, INC.

Mr. Fritz presented a variance of a side yard setback for the placement of a multi-tenant sign and a request for conditional use to serve alcoholic beverages without live entertainment or dancing.

Mony Iljazi, accompanied by his brother Eddy Iljazi and father Tom Iljazi, explained they are the new owners of the previous restaurant, La Piazza. They currently run three restaurants in surrounding towns. They wish to obtain a liquor license to include gaming as an accessory utilization of the total space. They explained they are planning on leaving the floorplan as it was previously and adding a partition to separate the dining room for the gaming section.

Mr. Iljazi also requested a monument sign as far east on the existing parking lot. They believe it is difficult to see the current signage that is already there.

Mrs. Lewis polled the Board to see what type of designs for signage they would like Mr. Iljazi to provide. There was varied support for both types of signage.

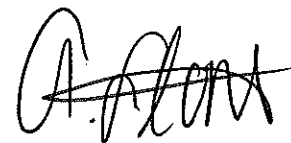
Mrs. Lewis explained that Kyle Watson would work with the new owners on the proper requirements for the signage.

Mr. Iljazi commended the Board for all its assistance and explained there is no set opening date as of right now.

The public hearing is set for November 6, 2023.

Mr. Fritz explained the text amendment for the Residential Design Guidelines has been updated. At this time the Board went over each page and adjusted. There were no objections and no further changes made.

Mahaffey moved to adjourn the meeting second by Hawkinson. All were in favor, and no one opposed. Meeting adjourned at 8:45 p.m.

A handwritten signature in black ink, appearing to read 'Alexis Stone', with a large, stylized initial 'A'.

Alexis Stone, Village Clerk