

Planning & Zoning Board Meeting Minutes
November 6, 2023

At 7p.m. on Monday, November 6, 2023, in the boardroom of the Village Hall, chairwoman Maria Lewis called to order the meeting of the Planning & Zoning Board to order. Roll call-Members; Amanda Burns, Walt Mahaffey, John Hawkinson, Richard Crotteau, Cody Krug and Maria Lewis. Also in attendance were Kyle Watson, deputy building inspector, Trustee Bill Mincey and Matt Fritz, village administrator. Absent; Jill Breneman.

The minutes of the October 23, 2023 meeting were reviewed. Burns moved to approve the minutes with changes, second by Crotteau. Roll call-Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Krug and Lewis. Nays; none. Absent; Breneman. Motion carried.

There was no public comment at this meeting.

ZONING BOARD OF APPEALS
PUBLIC HEARING #1
225 W. 3rd Street – NATHAN SHAIN

Linda Sula, deputy clerk swore in those who would be speaking at the public hearing.

Mr. Shain explained he would like to build a 40' x 40' (1,600 square foot garage space with 400 square foot patio) with the roof 3' taller than the allowed 15' height.

Lewis indicated there was one letter from a concerned resident regarding the height of the garage and opened the discussion up to the board.

Hawkinson stated he is concerned with the 18' ridge height of the roof because it is overwhelming and would like the ridge to stay within the building guidelines. Shain explained his builder suggested the 18' height and he isn't opposed to changing it.

Krug asked what the exterior of the garage would be. Shain stated it would be vinyl siding.

Crotteau questioned if there would be floor drains installed due to plumbing being added. Shain stated there will be a bathroom and no floor drains.

Hawkinson questioned if floor drains were required and Watson stated they aren't and cost a lot to install due to the requirement of oil interceptors to be installed as well.

Shain explained his sewer runs out of the back of the house and connects in alley.

Lewis asked where the entrance of the garage would be and how far off of the property line. Shain stated that it would be off of the alley approximately 13' from the property line. Lewis also questioned the awning which is increasing the lot coverage. Lewis asked if this was going to be a

continuation of the roof and if a cement pad would be installed, which Shain stated yes to both.

Mahaffey moved to approve 3 variances – 1- for an additional 4’ in dimensional length for the structure’s width and depth, 1 – for 100 additional square ft. of what is allowed and 1 ft. ridge variance for the height of the garage to be constructed at 225 W. 3rd Street, second by Hawkinson. Roll call- Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Krug and Lewis. Nays; none. Absent; Breneman. Motion carried.

PUBLIC HEARING # 2

Conditional Use to Serve Alcoholic Beverages
w/o Live Entertainment or Dancing and a Variance
for the side yard setback for the placement of a Multi-Tenant sign
Money Iljazi – 435 W. Division

Linda Sula, deputy clerk swore in those who would be speaking at the public hearing.

Mrs. Lewis expressed her appreciation to Mr. Iljazi for the drawings he submitted and asked the board if they had any questions for Iljazi.

Mr. Hawkinson asked how bright the illumination of the sign would be? Iljazi stated the lighting would be standard and not brightly lit. Watson asked if the lights would be LED’s or backlit LED’s. There was a brief discussion and it was determined that the sign would be backlit LED’s. Hawkinson also stated they should contact their sign company to ensure the sign would be dimmable.

After reviewing the three sign drawings; 1-monument type, 2-pole design with same height as the neighboring chiropractic building at 13’ x 6 “, 3-pole design with same height as the existing building at 15’; the board agreed all three sign designs would be appropriate and the decision should be made by the owner of the building. Mr. Fritz stated the signage should have a cap on it per the code as well as an address of the building on the signage. Fritz also inquired about the color of the pole itself which Iljazi clarified it would be black.

Mahaffey moved to approve the pole sign at a total height of 13’x6’ to be the same as 415 W. Division St. (Lander Family Chiropractic) with no cap and the building address located on the sign, second by Burns. Toll call-Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Krug and Lewis. Nays; none. Absent; Breneman. Motion carried.

The board had a discussion regarding the conditional use permit of serving alcohol with gaming at 435 W. Division. Crotteau asked if there would be another entrance to the area where the gaming would be. Iljazi stated there would be an entrance through the restaurant as well as a private entrance.

Crotteau moved to accept the conditional use to serve alcohol beverages without entertainment or dancing, second by Mahaffey. Roll call-Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Krug and Lewis. Nays; none. Absent; Breneman. Motion carried.

Mrs. Lewis stated the recommendation for approval would be presented to the Village Board on November 20, 2023 for final approval.

The board asked when the opening of the new business would be as well as the name of the restaurant. Iljazi stated that they would not be opening until after the new year and the name has not yet been determined.

Mrs. Lewis brought to the boards attention that if there is email correspondence sent to your personal email and you respond in a group this information and your personal email is open to the Freedom of Information Act ("FOIA"). So if there is a question or concern to email Mr. Fritz directly and it can then be determined how to proceed.

Mrs. Lewis asked Matt about the new table 15 and the new chart which has been approved for the code book. Fritz stated that this will not appear in the book until it has been codified, so until then he will supply the board with copies at the next meeting on December 4, 2023.

The board discussed the remaining work items they have to complete as follows:

-Downtown remodeling permits – no discussion at this time

-Review of existing building standards; including notice to contractor

Mr. Watson explained that there is a code book called the International Existing Building Code ("IEBC"). These codes help with some of the older homes in the village that may be worked on. As an example he referenced an older home that was completely redone, which required a blower door test (a diagnostic to determine how much air is entering or escaping from the home). In order for the home to pass this test according to the IEBC, the blower door test after construction must be better than prior to construction. This code would help with older homes that may not meet all current codes.

Mrs. Lewis inquired if they could add a statement to Code 150 in order to utilize the IEBC when appropriate. Fritz stated that he will check with legal to determine what the best way to write and incorporate this into the code would be, and will bring back to the board for review. The including notice to contractor has been taken care of.

-Carbon Hill Rd. /Route 113 Annexation

Mr. Fritz stated this has been discussed multiple times but will require more and Lewis requested to revisit this in the spring of 2024.

Mr. Mahaffey stated that there is someone living in a motorhome next to the cornfield just north of Route 113 on Carbon Hill Road. Mr. Watson indicated that he will take care of it.

-Metal Siding

The board, with Watson and Fritz discussed what is currently written in our code regarding the use of metal siding and/or aluminum. They discussed what the best terminology would be and may incorporate corrugated as a term.

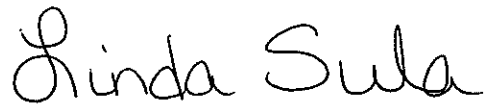
-Core Area, Zone 2 Signage Requirements

Lewis stated this should be removed

-Anti-Monotony

Fritz stated that this was regarding duplexes and garages that would come out towards the front yard. The anti-monotony provision that is in the code does and doesn't allow this. Fritz communicated that he would email the link to the board for the anti-monotony provision for their review and they can discuss this after the new year.

Mrs. Burns moved to adjourn the meeting, second by Hawkinson. All were in favor, and no one opposed. Meeting adjourned at 7:45 p.m.

A handwritten signature in black ink that reads "Linda Sula". The signature is written in a cursive, flowing style.

Linda Sula, Deputy Clerk