

Planning & Zoning Board Meeting Minutes  
January 2, 2024

At 7 p.m. on Tuesday, January 2, 2024, in the board room of the Village Hall, chairwoman Maria Lewis called to order the meeting of the Planning & Zoning Board. Roll call-Members; Amanda Burns, Walt Mahaffey, John Hawkinson, Richard Crotteau, Jill Breneman, Cody Krug and Maria Lewis. Also in attendance were Kyle Watson, deputy building inspector, Trustee Bill Mincey and Matt Fritz, village administrator.

The minutes of the December 4, 2023 meeting were reviewed. Crotteau moved to approve the minutes as written, second by Hawkinson. Roll call-Ayes: Mahaffey, Hawkinson, Crotteau, Breneman, Krug and Lewis. Nays; none. Abstain; Burns. Motion carried.

There was no public comment.

Deputy Clerk, Linda Sula swore in all those that would speak at this public hearing.

ZONING BOARD OF APPEALS – PUBLIC HEARING #1 – 910 E. Jesse Court – Chris Collier

Mr. Fritz reiterated that Mr. Collier is requesting a variance for his through lot to place his fence 12 ½' off of Richards Street to the rear, opposed to the standard 25'.

Mahaffey moved to approve the 12' 6" variance at 910 E. Jesse Court from the rear of the property for the placement of a 6' cedar fence, second by Breneman. Roll call-Ayes; Burns, Mahaffey, Hawkinson, Crotteau, Breneman, Krug and Lewis. Nays; none. Motion carried. A positive recommendation will be given to the village board for the January 10, 2024 meeting.

PUBLIC HEARING #2 MAP AMENDMENT AND VARIANCES – 833/835/837/839 E. First St. – Craig VanDuyne

Deputy Clerk, Linda Sula swore in all those that would speak at this public hearing.

Fritz explained a new land use plan with three attached dwelling units has been submitted by VanDuyne following recommendations set by the board at the presentation meeting. The variances required would be as follows: Rear yard set-back, total lot coverage, minimum sq. footage of property per unit.

VanDuyne explained the proposed is for a ranch style ADA compliant 3-unit. In addition, covered patios with permeable pavers which can also be added to the driveways for credit of more greenspace. Sidewalks and garages have also been added.

Mahaffey indicated that he is adamant about 1,250 sq. ft. per unit and indicated that if VanDuyne removed 20' from each garage and added it to the unit size it would bring the sq. footage to 1,246 which would be better, however, he still wants the 1,250 sq. ft. per unit. Mahaffey stated he is against apartments and prefers houses and duplexes.

Hawkinson indicated an issue with the rear yard setback and questioned the ADA compliance of the garage and inside of the home and whether or not the village has a liability to inspect and be compliant with all of the ADA criteria. Watson stated he did not believe the village can certify ADA for this type of project; it is regulated by the state. The owner/builder of the property is responsible for meeting

all ADA requirements of the state.

Breneman stated she was happy the garages were added and the units are bigger.

Krug agreed with Breneman's statement and was happy with new drawings.

Resident from the audience, Cheryl Beverly at 840 E. Division Street requested an extension of the public hearing due to the complexity of information given. Residents Kyle and Cale Ripsch at 375 S. Mazon Street own a 3-unit across from the proposed build were also present and looking for clarification on the project. Fritz went over all the questions and concerns.

Mahaffey indicated there would be many variances needed such as one for setbacks on back and both side yards, he has 56% permeable space and needs to be 65%.

Hawkinson asked if the findings of fact was handed in. VanDuyne stated it was not.

Lewis asked the board to make a motion on whether they would like to extend the public hearing or vote.

Burns stated she would provide such a motion. After discussion amongst the board, the motion died for lack of a second to the motion.

Fritz indicated that if the board decides to continue the public hearing, Trustee Mincey and himself will meet with Beverly to go over everything in detail. Fritz also stated that VanDuyne will need to get the hardship form in and lastly to get more specifics of what the variances are.

The board had more discussion regarding storm drain issues in the area.

Hawkinson moved to extend the public hearing to the next Planning and Zoning Board meeting on January 15, 2024 due to open items the petitioner needs to address of the board's concerns and those stated by Beverly, second by Mahaffey. Roll call-Ayes; Mahaffey, Hawkinson, Crotteau, Breneman and Krug. Nays; Burns and Lewis. Motion carried to extend public hearing until January 15, 2024.

Lewis requested that Fritz speak with the maintenance department of where the storm drain could go to assist with the water issue.

Crotteau moved to adjourn the meeting, Burns second. All were in favor, meeting adjourned at 8:05pm.



Linda M. Sula, Deputy Clerk