

PLANNING COMMISSION
March 11, 2025 @ 7:00 PM

Steve Thorn called the meeting to order at 7:25 P.M.

Roll Call: Ellie Stamm, Mayor Tammy Meyer, Steve Thorn (chair), Kevin Maloney (clerk)

Others Present: Solicitor Bill Mason

- ❖ Tammy made a motion to excuse Wes Hawkins, Kevin seconded. All voted in favor.
- ❖ Reports from Chair & Clerk: Nothing to report.
- ❖ Minutes from February 11, 2025 were presented, and Tammy made motion to approve, Steve seconded, all voted in favor.

Old Business:

- DORA – Discussion regarding adopting a DORA in the Village

Steve stated that it wasn't the responsibility of the Commission to make the DORA happen. It should be a community organization like DMRC or Chamber of Commerce, etc. They should bring a plan to council. He proposed a subcommittee of DMRC or Chamber of Commerce be created and perform the background work. Kevin asked if the commission should establish any criteria for such a committee. Steve & Tammy said that was out of the scope of the Commission. Tammy asked about the map that the chamber presented, which included the mini park. She stated that she wasn't comfortable with the Village assuming the liability/additional insurance costs on our property if part of the DORA. Bill pointed out that in the end, the Council would decide what the outline of the DORA should be, so the mini park could be excluded. Kevin stated that he felt it would make sense to have the mini park included. Ellie stated that she thought some people might not be comfortable having a public park as part of a DORA. Kevin raised the question as to whether liability is really an issue, since the ownership/deed for the mini park is somewhat in question. Bill stated he would be shocked if having the mini park as part of the DORA would raise the insurance very much. Steve stated that he would like to be part of the Committee developing the plan for the DORA, as he wants to be able to ask tough questions before moving forward. He also noted that the packet that needs to be submitted to the State for establishment of a DORA needs to show that the DORA fits into the comprehensive plan for the Village. We have one, but it is currently out of date. Tammy stated that we can have Regional Planning update our comprehensive plan.

Old Business:

- Review Chapters 400 & 440 of Codified Ordinances
 - ❖ In 440.07: Steve asked if the Bank could truly have 8 waiting spaces. Tammy stated that they actually can.
 - ❖ In 440.14: Steve questioned whether "parking spaces and areas" referred to in section A are specific to businesses, or all parking in the Village. In section B he felt that using "parking AND loading area" followed by "parking OR loading area" was confusing. There was also some question as to what a "parking and loading area" refers to. Kevin pointed out that section C has something of a definition. Tammy suggested that this definition should be placed above the rest of 440.07.

- ❖ In 400.01 Steve had a question regarding the term "Agricultural Uses". Kevin stated that "Agriculture" is defined under Section 210 (Definitions). Steve felt Secs. B & C were confusing in terms of wording, and proposed "minimum yard requirements" be changed to " minimum yard setback requirements".
- ❖ In 400.03: Tammy felt that Sec. B was unnecessary, and should be removed.
- ❖ In 400.06: Tammy pointed out that there are a number of properties that don't meet the square footage requirements listed for a Single Family home. She suggested that we change the requirements to have a 600 sq. ft. min. for a one-story home, and 1100 sq. ft. for a two story, with no min. defined for the first floor.
- ❖ In 400.11: Steve questions what the term "bufferyard" referred to. Kevin pointed out that it is defined in the codified, but was two words, not one. Steve proposed we change the section to make it two words.
- ❖ In 410.01: Steve suggested Section D. 1. should read "setbacks", not "yards". Likewise, Section D. 2. should read "setback", not "yard". Tammy suggested R-1 be removed from Section E. 5. and added to E. 6. Tammy suggested that "Apartment" should be changed to "Single Family" in E. 7. Tammy suggested R-1 be added to E. 8. & E. 9.
- ❖ In 410.02: Steve suggested we strike Sec. C. 3.
- ❖ In 410.05 Tammy suggested removing "Snack stands, food vendors" from Sec. C.
- ❖ In 410.07 Sec. A. 1. Tammy suggested we add an exception for electric vehicles or plug-in hybrids. After some discussion it was decided to add a period after "structure", and eliminate the rest of this section. Sec. A. 2. Tammy suggested removing "repair and" and adding VC & R-1. Sec. D. 1. Tammy suggested removing "and shall be adequately screened from view from adjacent properties". Sec. D. 2. Steve wanted to eliminate this section. Tammy suggested just adding the restriction applies to R-1 & VC.
- ❖ Steve advised Bill that he would provide a write-up of all the changes discussed to be prepared for the next meeting.

New Business:

No new business.

Steve moved to adjourn the meeting at 8:22 PM; Tammy seconded; all voted in favor.

Please note: An audio recording of this meeting is available via public record request.