



# Meeting Minutes

Date: 1/8/2026

Location: Village Hall, Lower Level

Type of Meeting/ Purpose (Regular, Special, Emergency): Planning Commission-Regular Meeting

Members Present: Mark Hammer (Chair); Mayor Terry Lindeman; Tom Haller; Dean Porr

Members Absent: Dave Watkins

Staff/ Officials Present: John Cernik (Zoning Inspector); Christina Mambourg (Village Admin.); Joe Moine, Surveyor for Leroy Wortz; Porter Collier for Hammontree & Associates

## 1. Call to Order

- Motion & Time Called to Order: 7:00 PM
- Introduction of Guests (if any): Leroy Wortz, Jerry Butcher

## 2. Approval of Minutes

- Dean Porr motioned to approve the December 11, 2025 Planning Commission Regular Meeting Minutes as presented; Tom Haller seconded; voice vote, all ayes, motion carried.

## 3. Guest Items

### A. Leroy Wertz – Request to Rezone Parcels / Site Discussion

The Planning Commission heard a request and discussed parcel configuration and site considerations including stormwater retention, easements, and utility service separation (water/sanitary) to ensure each parcel can be served independently. Mark Hammer motioned to approve proposal as submitted; Mayor Lindeman seconded; voice vote, all ayes, motion carried.

### B. Jerry Butcher (Crossroads Church) – Annexation

Jerry Bucher appeared on behalf of Crossroads Church to discuss annexation and consolidating property lines to facilitate future improvements. Discussion included utility infrastructure, zoning classification, and the process steps to proceed (survey/consolidation and mylar submission for signatures), and that a new zoning permit is needed following annexation. Mark Hammer, motioned to approve/support proceeding with the annexation request as submitted (authorization to move forward with annexation procedure); Dean Porr seconded; voice vote, all ayes, motion carried.

## 4. Old Business

### A. Downtown Historic Preservation District

The Planning Commission discussed the Downtown Historic Preservation District following the public hearing. The motion to accept as presented at the Council meeting following the meeting was tabled with the item returning to Planning for resubmittal after remapping and ordinance revision. Discussion included a remap, and a potential residential opt-in program with an application process. No motion recorded in transcript; discussion and planning direction provided to Village Administrator to revise the map and ordinance per discussion and her notes from the public hearing. Mayor Lindeman also stated that at the public hearing he encouraged residents to attend the next Planning Commission meeting in February, during which the floor will be opened for public discussion regarding the Historic Preservation Commission and Historic Preservation District (HPC/HPD).

### B. Food Truck Registration Ordinance

The Planning Commission discussed the amended food truck registration ordinance (previously rescinded for additional verbiage), including a civil penalty in lieu of a criminal penalty, nonprofit/charitable considerations and consistency with solicitor-reviewed language. The Commission discussed that civil penalty/fine schedule

work is forthcoming to support enforcement consistency. Tom Haller motioned to recommend the amended ordinance as written to be sent back to Council for consideration; Dean Porr seconded; voice vote, all ayes, motion carried.

### **C. Alley Vacations**

The Planning Commission discussed alley vacations currently in process with the Law Director and noted the need to meet with Anthony Dannenmiller (116 Huffman Ave) and Stacy Blevins (68 Huffman Ave) to determine how the side alley split should be addressed before returning for action. No motion; staff to meet with affected parties and return with recommendation.

## 5. Hammontree & Associates

The Planning Commission discussed Silver Creek updates including:

- request to change the name of **Silver Creek Phase 2** to **Silver Woods**, and
- status of work, bond, and lighting plan.

Mark Hammer motioned to approve the subdivision name change request (Silver Creek Phase 2 to Silver Woods), with discussion indicating road names should remain as previously approved; Mayor Lindeman seconded; voice vote, all ayes, motion carried.

## 6. Administrator Report

The Village Administrator provided reports, including thanks for Planning Commission support of the Sound Amplifying Devices code (Ordinance No. 2025-42) and noted implementation is in progress.

## 7. Zoning Report

Zoning reports were presented, including code violation case updates.

## 8. New Business

### **A. Doylestown Telephone Company Annual Signage**

The Planning Commission discussed annual signage displayed by the Doylestown Telephone Company and the need for a permitting/registration approach. Mark Hammer motioned to waive the permit fee for the Doylestown Telephone Company annual signage in order to promote and support this type of business activity; Mayor Lindeman seconded; voice vote, all ayes, motion carried.

### **B. Marijuana and Air B&B / Short-Term Rental Moratorium**

The Planning Commission discussed working with the Law Director to bring the marijuana and Air B&B matters to the ballot and noted timing considerations.

## 9. Public Comment

- None

## 10. Adjournment

- Confirm next meeting date: 2/12/26 at 7pm Village Hall Lower Level
- Mark Hammer motioned to adjourn; Mayor Lindeman seconded; voice vote, all ayes, motion carried