

## Planning Commission Meeting

May 11, 2023

Present: Mayor Lindeman, Dean Porr, Tom Haller, David Watkins, George Smerigan, Jon Renninger and Mark Hammer. Guest: Kay Kerr, Harold Rozak, Ed Shondel, D. Scott Hartt, Jeff and Krista Gallagher and Bud Nash. Meeting began at 7 p.m. in Village Hall. Next meeting: June 8, 2023, if needed. Meeting ended at 8:15 p.m.

Jeff Gallagher shared potential plans for property at 209 Collier Dr that he recently purchased. Next steps are to get a site plan together and give the planning commission a drainage plan for approval. It could take 12 to 18 months to get the building and fence up. Jeff is encouraged to work with Jon for site plan and zoning.

Ed Shondel is updating next steps for Woods at Silver Creek. Phase 4 will be off of Melanie to Pine Trails. At west end a cul-d-sac is needed or if the road goes to Silver Creek a T intersection is needed. This allows large utility vehicles ability to maneuver. This phase will have 11 lots. Green area of map will be plated. Mayor wants to iron out where the snow goes if Pine Trails is a dead end at lots 1133 and 1143. If the lot of 12-00439.000 is ever added to this development, the new developer has to connect the road to Pine Trails. Lots 1133 and 1143 will need to have garage on high side of lots. George will look at original drawings.

Mark Hammer moved with Terry Lindeman seconding a motion to approve the site drawing of Pine Trails and Melanie Lane upon George's review, concurrence of fire department and storm water conservation review. Will look at EPA (PTI) to make sure it is current. Motion passed.

Bud Nash agrees to division for two lots, one lot with his house and buildings and one lot from that property line to Valley View. Lewis Land will start the survey in three weeks. Sidewalk will start at west side of property and go a little longer than lot. Sidewalk will be 48 inches wide and go between 250 and 275 feet. Bud Nash is planning to put the sidewalk in at his house next week. Mayor has a copy of the contract with Lewis Land for the Nash property survey.

Terry Lindeman moved with Mark Hammer seconding to go into executive session in accordance of the provisions of the charter. Motion passed.

Mark Hammer moved with Terry Lindeman seconding to come out of executive session. Motion passed.

Terry Lindeman moved with David Watkins seconding a motion to authorize installation of sidewalk for 1.9 acre lot to be created, submission of lot split plat that includes dedication of right of way for additional side walk, authorization to mow back 20 feet on Maple St the 6 acre property. If Bud Nash sells or develops the 6 acre lot, the sidewalk must continue down Maple St. Motion passed.

Village administrator has been selected. Waiting for contract to be finalized.

Sign hanging on the press box at Memorial Park: We still need to set up a meeting with George and school system.

Rental property ordinance is being reviewed by George to bring back to the commission. It will probably be Sept/Oct before it comes back to commission.

Tom Haller moved to approve the May 11, 2023, minutes as presented with a second from Dean Porr. Motion passed.

Jon wanted to discuss some situations for guidance from commission members.

Terry Lindeman moved with Dean Porr seconding a motion to change the fee structure for a zoning permit variance to \$200.00 from \$500.00 with application. Motion passed.

Respectfully submitted

A handwritten signature in cursive script that reads "Kay L. Kerr".

Kay L. Kerr