

VILLAGE OF ST. JOSEPH
Zoning & Planning Commission
January 20, 2022

Dahl called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was said.

Roll call was taken.

ZONING & PLANNING COMMISSION MEMBERS

Dahl	Present
Cooley*	Present
Foltz	Absent
Crider*	Present
Knight	Present
Kern	Present
Furrer*	Present

VILLAGE BOARD MEMBERS (not voting members at ZPC)

Fruhling-Voges	Present
Wagner	Present
Van Buskirk	Absent
Painter	Absent
Davis	Absent
Cummings	Absent
Rapp	Absent

Others in attendance: Joe Hackney, Village Administrator; Tiffany McElroy-Smetzer, Village Clerk; Marc Miller, Village Attorney; Les Hovel and Kevin Rogers, Philo Exchange Bank.

Dahl invited Hovel and Rogers to give the Commission an overview of their proposed plans for a permanent location for their business in the Village.

Hovel and Rogers gave a history of Philo Exchange Bank. It has been in existence for 139 years. They have five branches. They have two branches in Philo as well as branches in Broadlands, Allerton, and St. Joseph. They have a large agricultural base. They have an average of 115 transactions per day at the drive up in Philo.

They have a conditional contract to purchase the property at 802 E. Warren Street. They feel that this will be an ideal location for the home of Philo Exchange Bank. The traffic count at this location is approximately 7500 per day.

They think that the bank will enhance the location and be a great improvement to the neighborhood. They want to talk to the neighboring properties and work with them to be good neighbors.

Hovel and Rogers asked for a straw vote to see if the Commissioners were in favor of the Bank building at that location. Commissioners were in favor 6 – 0.

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The Commission discussed the proposed Zoning map updates. It was decided that the first step in adopting Zoning map updates would be to adopt the 3 rezoning :

- 1) Proposed Rezone: C to CD Commercial Downtown
- 2) Proposed Rezone: C to R-3 Residential
- 3) Proposed Rezone: R-4 to R-1 Residential

As shown on Exhibit #1 as corrected.

Kern requested that the Commissioners receive a list of the Zoning permits that are issued. Hackney will follow up on this.

At 8:45, Knight motioned and Kern seconded to adjourn.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk

