

VILLAGE OF ST. JOSEPH
Zoning & Planning Commission
March 17, 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	Present
Crider	Absent
Knight	Present
Kern	Absent
Furrer	Present

VILLAGE BOARD MEMBERS (not voting members at ZPC)

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

Others in attendance: Joe Hackney, Village Administrator; Tiffany McElroy-Smetzer, Village Clerk; Marc Miller, Village Attorney; Les Hovel, Philo Exchange Bank; Pat Corlas, Jim Riggs; David Barcus; Jeff Oehmke; Dave and Judy Burton; and Cory Swanson.

Knight motioned and Cooley seconded to approve the 1.20.22 minutes as presented. Roll call vote was taken: Dahl – Aye, Foltz – Aye, Cooley – Aye, Knight – Aye, and Furrer – Aye. Motion passed 5-0.

PUBLIC COMMENT:

- Cory Swanson spoke regarding his proposed rental housing development on Peters Drive. Swanson reported that he had hoped that the project would be well under way at this time. He reported that construction costs have skyrocketed in the last two years. At this time, the project is cost prohibitive. Swanson asked that if anyone has any ideas or hears of any grants to help with costs to please let him know. He and his wife are looking are going to look for grants.

NEW BUSINESS:

Hackney discussed the options available to the Planning & Zoning Commission regarding the R-1 Special Use Amendments. Philo Exchange Bank has expressed an interest in obtaining a Special Use Permit for a Property on Warren Street between 8th Street and Crestwood Drive.

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Foltz motioned and Cooley seconded to direct staff to establish public hearings for adding special uses to R-1 Residential and for consideration of a Special Use Request at the soonest meeting as is practicable. Voice vote was taken. Motion passed 5-0.

OLD BUSINESS: There was discussion regarding the proposed changes to the Zoning map.** There are three map changes/corrections that are being proposed at this time. These are as follows:

- 1) A proposal to change the north side of Magnolia Avenue from R-4 to R-1 which reflects the current use. This has been the only use since the subdivision was built;
- 2) A proposal to change to an area on Sherman Street from Commercial to R-3 Residential; and
- 3) A proposal to change a portion of the Commercial to Commercial Downtown.

Cooley Motioned and Knight seconded to approve the Zoning Map changes as presented and to recommend to the Village Board that it be approved as presented. Roll call vote was taken: Dahl – Aye, Foltz – Aye, Cooley – Aye, Knight – Aye, and Furrer – Aye. Motion passed 5-0.

** The Official Maps showing the specific areas referenced above are available at the Village Office.

At 7:47, Knight motioned and Dahl seconded to adjourn.

These minutes are respectfully submitted.



Tiffany McElroy-Smetzer
Village Clerk