

VILLAGE OF ST. JOSEPH  
ZONING & PLANNING COMMISSION MEETING  
March 18, 2021

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

Roll call was taken.

**ZONING & PLANNING COMMISSION MEMBERS**

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

**VILLAGE BOARD MEMBERS**

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

Others in attendance: Tiffany McElroy-Smetzer\*, Village Clerk; Joe Lierman\*, Village Attorney; and Mike Buzicky. MSA. \*(Attended by Zoom)

Buzicky gave an overview of the changes to the Zoning Ordinance text.

Lierman noted that if something is in compliance with the current Zoning Ordinance or legally grandfathered in and the updated Zoning Ordinance is making it noncompliant; the situation can be grandfathered in. If something is not in compliance with the current Zoning Ordinance and it is still noncompliant with the Zoning Ordinance updates; it will not be grandfathered in just because the Zoning Code is updated. Lierman and Buzicky will work together to get the language for this instance cleaned up.

Buzicky noted that as a result of prior discussions, there are two different Commercial Districts. C designates Commercial and CD designates Commercial Downtown.

Fruhling-Voges noted that there will be no map changes with the update to the Zoning Ordinance. There will only be text amendments. The mapping will be the next step of the process.

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There was discussion regarding shipping containers. There is a section in the proposed Zoning Ordinance regarding restrictions. Buzicky will check with other resources regarding their restrictions and suggestions for shipping containers.

There was discussion between Commissioners, Trustees, Buzicky, and Lierman regarding text changes.

There was discussion regarding the R-1, R-2, R-3, and R-4. Discussion of zoning for duplexes was also discussed. These changes will be made before the next Zoning and Planning Commission meeting.

There will be another meeting to discuss the final draft of text. Trustees will again be requested to attend so that any questions will be addressed at the Commission level. Last time the Zoning text went before the Village Board in its final stage, there were questions and concerns that could have been (and some had been) addressed and solved at the Commission level. It will be more efficient and effective addressing these concerns with the Commissioners at the Zoning and Planning Commission meeting.

The next Zoning Meeting will be April 15, 2021. At this meeting, the final draft will be discussed and agreed upon. The goal is to have the public hearing for the Zoning Ordinance changes on May 20, 2021.

Currently, the plan is to have the Public Hearing on the Zoning Code text in April.

At 8:23, Dahl motioned and Knight seconded to adjourn the meeting.

These minutes are respectfully submitted.

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Tiffany McElroy-Smetzer  
Village Clerk

