

VILLAGE OF ST. JOSEPH  
ZONING & PLANNING COMMISSION MEETING  
April 15, 2021

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

Roll call was taken.

**ZONING & PLANNING COMMISSION MEMBERS**

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

**VILLAGE BOARD MEMBERS**

Fruhling-Voges	Present
Wagner	Absent
Van Buskirk*	Present
Painter*	Present
Davis	Absent
Cummings*	Present
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 updates requested at previous meetings. The proposed Zoning Ordinance is 125 pages.

Buzicky noted that because of prior discussions, there are two different Commercial Districts. C designates Commercial General District and CD designates Commercial Downtown. Commercial General District is the same as the current district that is known as Commercial.

There was still come confusion about the wording for the issues that are grandfathered in. 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 noted that it is possible for a property that was in noncompliance in the past could now be compliant under the updated Zoning Ordinance.

Buzicky referred the Board to the zoning districts. R2a and CD are new to the Zoning Ordinances.

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There was a change to the shipping containers section regarding what could be stored in the shipping containers. They shall not store materials that could be injurious or harmful to people, property, or the Village.

Under the temporary shipping container unit. Permit applicant must specify use of temporary storage unit in request. Temporary use shall be limited to and permitted for up to 30 days. Temporary use permit must be displayed on a visible side of the shipping container, through the duration of the temporary use.

Dumpsters were also discussed. Dumpsters are defined as a temporary disposal unit for use in commercial and residential areas. No Village permit is required for the use of a dumpster; however, user must follow all rules of licensed disposal company. Use shall be limited to 2 weeks. Temporary location for dumpsters shall be limited to private property of user. Location shall not interfere with traffic, parking, pedestrian, or ADA access. Dumpsters shall not be located on the Village right-of-way, streets, or parking without prior approval from Zoning Administrator.

Discussion took place regarding pools and fences.

Discussion took place regarding setbacks in the different zoning districts and agriculture zoning.

Lierman noted that we need to have another meeting with the changes discussed tonight. He also wants to make sure that the new Village Attorney looks at the document.

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 May 20, 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 in June.

At 8:35, Dahl motioned and Knight seconded to adjourn the meeting.

These minutes are respectfully submitted.

  
Tiffany McElroy-Smetzer  
Village Clerk