

VILLAGE OF ST. JOSEPH
ZONING & PLANNING COMMISSION MEETING
May 20, 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	Absent
Crider	Present
Knight	Present
Kern	Present
Furrer	Present

VILLAGE BOARD MEMBERS

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

Others in attendance: Tiffany McElroy-Smetzer*, Village Clerk; Mike Sennert, Village IT, Marc Miller, Village Attorney; Mike Buzicky, MSA, Robert Goetting, Zoning Petitioner, and John North, St. Joseph Community Member. *(Attended by Zoom)

John North gave an overview of what his plans were regarding purchasing a 1.78 acre parcel next to their existing homesite. Their current property is 1.96 acres fronting on Old Police Park Road west of St. Joseph. North stated that he wanted to purchase this property to give him a buffer between his home and the new baseball park being constructed to the west on Old Police Park Road. He must bring this to the Village Board because he is within the 1.5 mile radius of the Village that gives the Village rights to regarding subdivision requirements. Miller stated that the Commission and Board could not formally act on the subdivision proposal until a property survey was submitted to the Board. Fruhling-Voges questioned whether any Commission members or Board members had a problem with this plan. No one had a problem with the plan as it was presented. This was non-binding as it was not an official vote but a direction for North that it would be worthwhile to obtain the survey of the property.

Fruhling-Voges introduced the next item on the agenda which was a Zoning Variance request for Robert & Sally Goetting residing at 410 North Main Street. Goetting gave an overview of his request. The current fence is in bad shape and needs major repairs or replacement. The Goettings would like to replace the south portion of the fence with an 8 foot high fence. This would help keep their children's balls and noise from getting over the fence and bothering the neighbors to the south of the property. They are requesting

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the variance to include the fence on the east side that runs along a small alley, so they could replace this later. The property owners to the south are the Furrers.

An email from Samuel Furrer was submitted with the request. Furrer stated that he and his wife had no issue replacing the existing wooden fence with a new fence that is higher. The 8 foot fence was fine with them. They thought that the increased height should also be on the back drive (east) side as well. They did not see the greater height as having any negative impact on the neighborhood or properties.

Kern motioned and Cooley seconded to recommend to the Village Board that the variance be granted. Roll call vote was taken: Dahl – Aye, Kern – Aye, Cooley – Aye, Knight – Aye, Crider – Aye, and Furrer – Abstain. Motion passed 5-0-1.

Fruhling-Voges asked Buzicky to update the Board on where the Village was in the process with the proposed Zoning ordinance. Buzicky gave an update on several changes that were made. Some changes were due to errors caught by Commission and Village Board members. Rapp had several areas where he thought clarification was needed. Buzicky worked with the Commission and Board to resolve these either through changes or agreement by the majority that the text should stay as is. Kern motioned and Knight seconded to accept the proposed Zoning Ordinance with the changes made at the meeting. Roll call vote was taken. Kern – Aye, Cooley – Aye, Knight – Aye, Crider – Aye, Furrer – Aye, and Dahl – Aye. Motion was passed 6 - 0.

Miller noted that there would be two public hearings regarding the proposed Zoning Ordinance text. Miller will work with Fruhling-Voges and Buzicky to get the hearings scheduled. The Village Board will vote on the proposed Zoning Ordinance text after the hearings. Fruhling-Voges said that because so many of the Board members had been attendance and part of the review process, she did not expect any opposition on the proposed ordinance at the Board level.

At 8:09, Dahl motioned and Knight seconded to adjourn the meeting.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk