

VILLAGE OF ST. JOSEPH
Zoning & Planning Commission
June 17, 2021

McElroy-Smetzer called the meeting to order at 7:02 p.m.

Roll call was taken.

ZONING & PLANNING COMMISSION MEMBERS

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

VILLAGE BOARD MEMBERS (not voting members at ZPC)

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

Others in attendance: Tiffany McElroy-Smetzer*, Village Clerk; Mike Sennert, Village IT, Marc Miller, Village Attorney; Mike Buzicky, MSA, Tracie Trotter, Wyldewood Cellars; Brent Dowling, Trotter's contractor.

McElroy-Smetzer invited Tracie Trotter to tell the Commission about her new project. Trotter is not asking for any approvals at this point. She wanted to let the Zoning and Planning Commission know of her plans to build. Trotter told the Commission that she has purchased property on Second Street to build a 4,000 square foot production building. It will be a big open space with two rooms and a bathroom. It will be built from ICF (insulated concrete form) blocks. She will be moving her production from 202 N. Main Street which is a building that she rents.

There was discussion regarding the number of trees that would need to be taken down for the building. Trotter stated that there are two trees on the Village property and two on her own property that need to be removed. Furrer asked if there was a possibility of her planting some new trees. Trotter said that she was not averse to this. Dowling cautioned that there was a possibility that the trees might need to be removed again if the business expanded or a new owner had a different use in the future.

There was discussion regarding siting of the building on the lot. Furrer asked if the building could be moved to the west. He stated that it would be more appealing from the street if there was more green space in front of the building. He also asked Trotter about the landscaping that she had planned.

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After zoning setbacks were looked at, Trotter will need to move her building from the original plan. She will get the Village and the Village engineers plans to show the new site plan.

With the changes to the location of the building on the property, Trotter will be in compliance with the Zoning Ordinance whether or not the new Zoning Ordinance is adopted next Tuesday night.

There was discussion regarding the number of parking places that the facility would have. Trotter said that there would be 3 people working there at the most for now. The Zoning Ordinance requires one spot for every two people or one spot for every 1,000 square feet. There was discussion regarding waiving the parking requirement. Kern brought up that if the building were sold it might become retail which would need more parking.

It was discussed that it would work well if the business were zoned Downtown Commercial as the business is in the downtown and downtown commercial businesses do not meet that parking spot requirement. It appears due to the type of business, location of the business and that it is adjacent to downtown, Commercial Downtown would be the best fit for the type of Commercial zoning. Trotter is going to petition to have her property zoned Commercial Downtown.

Discussion returned to the proposed Zoning Ordinance that the Public Hearing had been held for. Knight motioned and Crider seconded to recommend approval of the new Zoning Ordinance as presented at the Public Hearing on June 17, 2021. Roll call vote was taken. Kern – Aye, Cooley – Aye, Knight – Aye, Crider – Aye, and Furrer – Aye. Motion passed 5-0.

McElroy-Smetzer stated that this recommendation would be forwarded to the Village Board for action at their June 22nd Board meeting.

At 8:15, Furrer motioned and Cooley seconded to adjourn.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk