

VILLAGE OF ST. JOSEPH  
Zoning & Planning Commission  
July 15, 2021

McElroy-Smetzer called the meeting to order at 7:00 p.m.

Roll call was taken.

**ZONING & PLANNING COMMISSION MEMBERS**

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

**VILLAGE BOARD MEMBERS (not voting members at ZPC)**

Fruhling-Voges	Present
Cummings	Present

Others in attendance: Tiffany McElroy-Smetzer, Village Clerk; Mike Sennert, Village IT, Marc Miller, Village Attorney; Tracie Trotter, Wyldewood Cellars; Lyle Dillman, Petitioner; and Denny Fiscus, Village Resident.

McElroy-Smetzer brought the first issue on the agenda to the Commission. It was the approval of the site plan for the Wyldewood Cellars Winery location on South Second Street.

Fruhling-Voges reported that the Village had received:

- A letter from Clark Dietz stating that they had performed a review of the revised Site Drainage Plan and Basin Summary Calculations dated July 14, 2021, for the proposed Wyldewood Cellars Winery property along South Second Street. Clark Dietz stated that in their opinion that the developer had met the Village's stormwater management requirements; however, it should be noted that it remains unclear as to how the site drainage to the south will be directed into the on-site detention basin. The property owner shall ensure that adequate surface drainage is provided to route stormwater runoff from the entire site into the on-site stormwater detention basin.
- A copy of the Site Drainage Plan.
- Basin Summary Calculations.

McElroy-Smetzer asked if Trotter had anything to add. Trotter did not but said she would be glad to answer questions.

McElroy-Smetzer asked the Zoning & Planning Commissioners if they had any questions. They replied that the Clark Dietz memo took care of their concerns.

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Crider motioned and Furrer seconded to recommend to the Village Board that they approve the site plan as approved by Clark Dietz. Roll call vote was taken: Cooley – Aye, Furrer - Aye, Foltz – Aye, Crider – Aye, Knight – Aye, and Kern – Aye. Motion passed 6-0.

The second item on the agenda was a variance request by Lyle Dillman, 405 S. Water Street.

Dillman stated that he would like to put an 8 foot privacy fence around the back portion of his property. This will be a dog-ear design with 1\*6 cedar on both sides with a 5.5 inch spacing. There will be one large gate. There will be a protective cover at the bottom of each post and each board will be screwed. He thinks this will be a nice addition to his yard as well as his neighbors. He is requesting the fence as he is installing a hot tub on his deck in his back yard. A six foot fence would not give him or his neighbors much privacy.

Dillman stated that he had emails and a letter from his neighbors stating that they had no issues with the fence height. He also had a neighbor present that was in favor of the fence.

Knight motioned and Furrer seconded to recommend to the Village Board, approval of the variance for fence height. Roll call vote was taken. Cooley – Aye, Furrer – Aye, Foltz – Aye, Crider – Aye, Knight – Aye, and Kern – Aye. Motion passed 6 - 0.

McElroy-Smetzer stated that this recommendation would be forwarded to the Village Board for action at their July 27th Board meeting.

At 7:16, Knight motioned and Crider seconded to adjourn.

These minutes are respectfully submitted.

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Tiffany McElroy-Smetzer  
Village Clerk

