

VILLAGE OF ST. JOSEPH
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 21, 2017

At 6:00 pm, the Village of St. Joseph Zoning Board meeting was called to order.

Roll call was taken:	McElwee	Present
	Dillman	Present
	Kern	Present
	Wagner	Present
	Dahl	Present
	Kissack	Present
	Davis	Absent

Others in attendance – Tiffany McElroy-Smetzer, Village Clerk; Joe Lierman, Village Attorney; Susan Monte, Champaign County Regional Planning Commission; Samuel Furrer, Todd Woods, Bill Gabbard, Daniel Smith, Ashley Sjuts, Jackie Martin, Ruth Smith, Andy Wilsey, W. D. Campbell, Merl Mennenga, and Sharon Dillman , all Village residents or business owners.

The Public Hearing regarding the Village Zoning Ordinance Update opened at 7:04.

The Planning and Zoning Commission will be reviewing the following requests:

- 1) Revised proposed zoning map amendment to rezone selected properties, from “C General Commercial” to “TC Town Center”
- 2) Revised proposed zoning map amendment to rezone selected properties from “C General Commercial” to “R-3 Residential”
- 3) Proposed zoning map amendment to rezone selected properties from “R-4 Residential” to “R-1 Residential.”

McElwee asked Monte to give an overview of changes since the prior public hearing. She highlighted the text and map revisions. Monte gave a brief overview of the changes to the previous map and language. She noted that there are 17 businesses that would be allowed in Commercial zoning but not in Town Center Zoning. These

VILLAGE OF ST. JOSEPH
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 21, 2017

include: adult use, gas station, lumberyard and building materials, vehicle dealership with outdoor storage and display, vehicle repair/service major, contractor storage yard, landscape business, self-storage warehouse, storage yard (outdoors), warehouse, welding shop, bus terminal, towing and other road services, farm chemicals and fertilizer sales including incidental storage and mixing blended fertilizer, farm equipment sales and service, artificial lake of one or more acres, and sewage treatment plant.

McElwee asked the audience to speak one at a time if they had questions and concerns.

Mennenga spoke in favor of Town Center zoning. He likes the growth potential.

Furrer also spoke in favor of the Town Center zoning. He feels that this will be a good thing for the Village. He wants us to have a prosperous downtown.

Martin has a residential property in the proposed zoning. She is concerned about being able to stay there.

Sharon Dillman wanted to know why we need to change the zoning name to Town Center from Commercial. Monte explained that the two are not the same thing in allowed uses. Monte gave what will not be allowed in the Town Center.

Smith was happy that her building near Monroe is taken out of the town center and put back in Commercial Zoning.

Sjuts stated that she was concerned about being able to sell plants/flowers. Monte stated that this should not affect her.

Wilsey was concerned about the possibility of taxes increasing based on the name change. Lierman stated that the Village has no authority over the tax increase. That is the township assessor's authority. Wilsey questioned whether any research had been done regarding

VILLAGE OF ST. JOSEPH
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 21, 2017

property taxes whether they increase or not. Monte stated that she has not done any research regarding this issue.

Wilsey also questioned whether the TIF district will allow businesses to apply for TIF funds. McElwee stated that would be a question for the Village Board. Wilsey feels that the property tax issue needs to be addressed.

Duitsman had concerns about only addressing the very middle of the Village. He feels that we should expand the area of the town center and keep the undesirable items from the downtown area. He suggested that they change the definition of commercial district to restrict the 17 items restricted by the Town Center. He is totally against the small area that is currently proposed.

Woods also expressed concern regarding a possible increase in property taxes.

Campbell has concerns regarding the size of the Town Center proposal. He would like to see the location expanded including north of Route 150. He would also like to see it added to the ordinance that Commercial property be able to rebuild their current property within 2 years as residential properties in Commercial.

Branson also had concerns regarding the restricted rebuilding. He also had concerns regarding allowing any of the 17 purposes in the commercial. He would like to see them restricted in all of the commercial district.

McElwee said that at the last meeting the people requested smaller area so the proposed area was decreased. Today, some people are asking for it to increase.

Doug Dahl said we have to support our local businesses. The Town Center Zoning means together to him and a show of support.

VILLAGE OF ST. JOSEPH
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 21, 2017

Jeff Kern said that the proposed area is too small. He does not want to do this again in 3 or 4 years. He does not see the hurry in making this happen.

Dillman is not in favor of the town center. He feels that there needs to be a lot more work on this before adoption.

Wagner stated that he felt that it would define the retail areas versus commercial district.

Kissack says it is a starting point but it still needs to be tweaked.

McElwee stated that he feels that the Town Center would help the local businesses. But if everyone is fine with what is going on right now, then he will say fine and forget this. He feels that this will not affect the property taxes.

Monte stated that to add area into the Town Center zoning at this point would be a huge and expensive process.

At 7:42, the Public Hearing was closed.

Dahl motioned and Kissack seconded to table the vote until more information was received by the Commission.

Discussion took place regarding what the Commission wanted to see and what their tabling the vote would mean to the process.

Dahl motioned and Dillman seconded to untable the issue. Roll call vote was taken: Wagner – Abstain, Kissack – Yes, McElwee – No, Dillman – No, Kern – Yes, and Dahl – Yes. Motion passes 3-2 with one abstention.

Dillman motioned and Kern Seconded to recommend the Village Board not accept the text and map changes to the Zoning Code. Roll call vote was taken: Wagner – Abstain, Kissack – Yes, McElwee – No, Dillman – Yes, Kern – Yes, and Dahl – Yes. Motion passes 4-1 with one abstention.

VILLAGE OF ST. JOSEPH
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 21, 2017

At 7:44, Kissack motioned and Wagner seconded to adjourn the meeting.

These minutes are respectfully submitted.

Tiffany McElroy-Smetzer
Village Clerk