

VILLAGE OF ST. JOSEPH  
Planning & Zoning Commission  
May 19, 2022

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

The Pledge of Allegiance was said.

Roll call was taken:

**ZONING & PLANNING COMMISSION MEMBERS**

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

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

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

Others in attendance: Joe Hackney, Village Administrator; Tiffany McElroy-Smetzer, Village Clerk; Marc Miller, Village Attorney; Chris Gutkowski\*, Clark Dietz, Village Engineer; Les Hovel and Kevin Rogers, Philo Exchange Bank; Shelley & Gregory Keith, Village Residents. (\* attended by Zoom)

Furrer motioned and Crider seconded to approve the minutes of the April 21, 2022 Planning and Zoning Commission Meeting. Roll call vote was taken: Crider – Aye, Foltz- Aye, Kern – Aye, Cooley, Aye, and Furrer – Aye. Motion passed 5-0.

**Public Hearing - Consideration of Special Use Permit Application in R-1 District:**

The Public Hearing opened at 7:02. Hackney noted that the Special Use Permit was for the development of the Philo Exchange Bank on the property bordered by 8<sup>th</sup> Street, Warren Street and Crestwood Drive.

Miller presented the Commission with the St. Joseph Planning and Zoning Commission Special Use Permit of Findings of Fact & Determination for 802 E. Warren Street. Miller noted that the document was a combination of the Special Use Permit Application and the recommendations and statements of the Commissioners from prior meetings. Miller noted that this was a starting point for the Commissioners and could be amended with whatever changes the Commissioners would like.

Furrer questioned the height of the sign. Hovel stated that the sign would be in line with the other bank signs in the Village.

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Foltz questioned what the wording in the application “substantially like the drawings” meant. The architect for Philo stated that if there was a problem found in excavation for the building and drainage, there might need to be some modifications to the plan. It is not the intention of the Bank to make any substantial changes. Miller stated that if the Commission did not like the wording, the Commission could request that the wording be removed. Miller noted that it would mean most likely that the Commission would need to meet for all changes no matter how small. Foltz stated that she was fine with the wording if there were no substantial changes.

Cooley questioned about the landscaping of the property. It was noted Philo Bank the landscaping at Philo Exchange Bank would not be mature for several years but Hovel noted that the bank will be trying to save the mature trees that are on property. Cooley questioned if any neighbors had complained about the bank’s visibility to the neighborhood. Hovel stated that through the meetings held with the neighbor’s there had not been any discussion regarding the landscape.

Crider and Cooley discussed the Village’s detention basin located on the lot behind the property that the Philo Bank has an option to develop. Cooley noted that this basin is wet most of the time. Shelley Keith noted that this basin is normally wet and marshy. She wanted to reassurance that the bank would not make the matter worse. Philo Bank’s engineer noted that no water from the Philo Bank property would be entering that detention pond. Gutkowski, noted that the Village needed to do work on the drainage pond. He listed several options for repairs. Hackney noted that this would be addressed at a Board level as to when and what action would be taken regarding the detention basin. Cooley wanted to stress that when the basin is not dry after the bank is built that it is not due to the bank being built but a Village issue. Hackney replied that he will address that issue with people as complaints are received.

Cooley motioned and Crider seconded to recommend approval of the Special Use Permit for the Philo Exchange Bank based on the Findings of Fact listed in the “St. Joseph Planning and Zoning Commission Special Use Permit of Findings of Fact & Determination for 802 E. Warren Street”. Roll call vote was taken: Cooley – Aye, Crider – Aye, Furrer – Aye, Foltz – Aye, and Kern – Abstain. Motion passed 4-0-1.

At 7:30, Cooley motioned and Crider seconded to adjourn.

These minutes are respectfully submitted.

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Tiffany McElroy-Smetzer  
Village Clerk