

VILLAGE OF ST. JOSEPH
Planning & Zoning Commission
October 19, 2023

Prior to the start of the meeting, the Village Administrator announced Mayor Fruhling-Voges intention to appoint Ms. Diana Foltz as the Planning and Zoning Chair at the next Board of Trustees meeting.

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

The Pledge of Allegiance was said.

Roll call was taken:

PLANNING & ZONING COMMISSION MEMBERS

Foltz	Present
Crider	Present
Vacant	Vacant
Kern	Present
Furrer	Present
Harshbarger	Present
Peters	Present

VILLAGE BOARD MEMBERS (not voting members at PZC or required to attend but often come to observe).

Fruhling-Voges	Absent
Page	Absent
Vallee	Absent
Painter	Absent
Wolfersberger	Absent
Cummings	Absent
Rapp	Present

Others in attendance: Joe Hackney, Village Administrator; Marc Miller, Village Attorney.

Consent Agenda:

There were no items requiring action in the Consent Agenda.

New Business:

1. Special Use Permit Application - Storage Units in Commercial District
 - Sand Piper Holdings have submitted an applications to build storage units in the commercial district along HWY - 150. In this district, storage units require a special use permit.
 - The applicants were not present at the meeting, and after reviewing the special use permit application, the Commission requested additional information:
 - Explain the comment about having restrooms. The permit indicated that there will be two facilities. What will those consist of since sanitary sewer from the Village is not available at the property.
 - Actual picture of the units you are wanting. The term "modular" has caused concern over the quality of the units, so the Commission would like a real world example of the building material quality.
 - Still need property owner sign-off on applying for this special use permit.
 - Application indicated that the units will be "climate controlled", but in another section indicated that they are not climate controlled. The Commission would like to have specified the type of units that will be built.
 - Will the lot be paved or gravel?
 - Information and details of what IDOT will expect from a traffic perspective.
 - The Commission requested that staff send this to public hearing on November 16 at 7:00pm.

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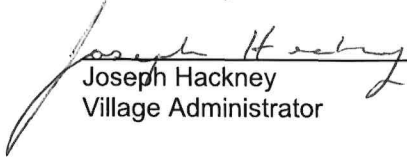
Old Business:

1. Business Grant:

- The Village Administrator presented information regarding the past business grant funding cycle. He indicated that two of the three approved applicants have completed the required work to receive reimbursement, and that their projects have largely been successful.
- He requested input and feedback from the Commission on how they would like to see the original grant program altered or changed for the upcoming year.
- After some brief discussions, the Commission requested that the Administrator send the information regarding their deliberations from the previous year so they can further review and gather their thoughts for the upcoming meeting in November.

At 7:50, Kern motioned and Furrer seconded to adjourn.

Submitted by:



Joseph Hackney
Village Administrator