

VILLAGE OF ST. JOSEPH
Planning & Zoning Commission Minutes
January 18, 2024

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	Absent
Furrer	Present
Harshbarger	Present
Peters	Present

VILLAGE BOARD MEMBERS (not voting members of PZC).

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

Others in attendance: Joe Hackney, Village Administrator; Marc Miller, Village Attorney, Don Wauthier, Applicant's Engineer, Sandpiper Holdings, LLC, JoElla Cook, Christopher Gutkowski, Village Engineer.

Consent Agenda:

1. Planning and Zoning Commission minutes - November 30th, 2023 - Exhibit #!
 - The minutes were presented for approval.
 - Peters made a motion to approve with proposed changes; Furrer seconds. Motion carried unanimously.

New Business:

- None

Old Business:

1. A review of subdivision waivers, development, proposals, and potential platting issues for property located on the western edge of Village Corporate limits, north of US Highway 150. - Exhibit #2
 - The applicants, Sandpiper Holdings, communicated the details of their special use application through their engineer.
 - The PZ Commission was advised of the discussions at the meeting on November 16 and November 13, 2023.
 - Village Engineer Gutkowski gave an overview of the submitted materials from Sandpiper holdings via their engineering representative. Due to the acreage, the proposed property will need to have more

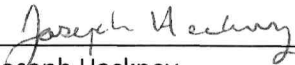
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detail than what has been provided as of January 18. One of the primary issues that will need to be resolved is that of drainage alleviation. There is a disagreement of where the retention pond can be located, which is due to a study which is not recognized by the State.

- Mr. Wauthier, representing the applicants, indicates that there are still more details to provide to the PZ commission regarding this application, but gave a general overview of the application as well as some of the outstanding items which Village staff and the applicant will need to discuss in greater detail. Mr. Wauthier is requesting an in person meeting with Village staff to sort through all the details. Village staff and Mr. Wauthier will meet to discuss the outstanding development requirements in more detail.
 - The topic of a development agreement versus covenant restrictions was discussed at length. Mr. Wauthier expressed concern about the extensive work required for a development agreement, in comparison to the scope and scale of this proposed development. Miller advised that he would be fine with covenant restrictions in lieu of a development agreement.
 - Hackney advised that the application will be brought back to the PZ commission once the outstanding development standards have been addressed and staff has a comprehensive list of waivers or restrictions to recommend.
2. Commercial Building Grant - Status update.
- Hackney advised the PZ Commission that there has been numerous inquiries regarding the grant application. He indicated that the submissions are due by the end of February, and the first review by the Commission will be March

At 8:25 Peters motioned and Furrer seconded to adjourn. Motion carries.

Submitted by:



Joseph Hackney
Village Administrator