

VILLAGE OF ST. JOSEPH
Planning & Zoning Commission Minutes
March 21st, 2024

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was said.

Roll call was taken:

PLANNING & ZONING COMMISSION MEMBERS

Foltz	Absent
Crider	Present
Vacant	Vacant
Kern	Present
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.

Consent Agenda:

1. Planning and Zoning Commission minutes - January 18th, 2024 - Exhibit #!
 - The minutes were presented for approval.
 - Furrer makes a motion to approve the minutes as presented; Harshbarger seconds. Motion carried unanimously; Kern abstains.

New Business:

1. UPDATE (No Action) - 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 #1
 - Hackney gave the Commission an update regarding a recently approved Special Use Permit and what has happened since approval in the Fall 2023. Hackney advised that there have been delays due to waiting for a design to be in compliance with stormwater development standards. In addition to this, Hackney advised that there have also been difficulties with the subdivision process as the developers are asking to subdivide a large portion of land, which triggers a substantial review process.

Old Business:

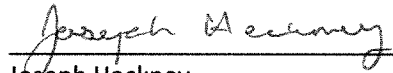
1. Commercial Building Grant - Two Applications. -

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- The Commission reviewed two application submitted by Thompson Family Chiropractic as well as Matrix Development Group.
- The following requests for additional information arose from this review:
 - How much will they need to move forward with their projects.
 - Which project is the priority
- The Commission made notes on the Business Grant as a whole and requested the following points to be clarified in the future:
 - The Village should reserve the right to break down each request line item by line item.
 - Give each a deadline for certain portions of the project to be completed.
 - Make each applicant ask for an extension in writing.
- Hackney advised that he would request the additional information from the Applicants and return at the next Commission meeting with the requested information.

At 8:30, Kern motioned and Furrer seconded to adjourn.

Submitted by:



Joseph Hackney
Village Administrator