

VILLAGE OF ST. JOSEPH
Planning & Zoning Commission Minutes
May 16, 2024

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

The Pledge of Allegiance was said.

Roll call was taken:

PLANNING & ZONING COMMISSION MEMBERS

Vacant	Vacant
Crider	Present
Klotz	Present
Kern	Present
Furrer	Present
Harshbarger	Present
Peters	Absent

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;

Consent Agenda:

1. Planning and Zoning Commission minutes - March 21st, 2024 - Exhibit #!
 - The minutes were presented for approval.
 - Kern made a motion to approve with proposed changes; Furrer seconds. Motion carried unanimously.

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.
 - Hackney gave a brief update that the developers had been absent and no progress has been made on this development proposal. Hackney also indicated that the Special Use Permit has an expiration, so development standards must be met prior to any construction activities occurring.

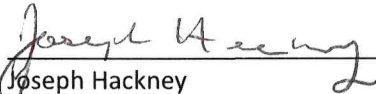
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Old Business:

1. Commercial Building Grant - Status update.
 - After the meeting in March, the Planning and Zoning Commission requested additional information from the applicants. Upon receiving additional information, the Kern made a motion, seconded by Furrer, to direct staff to prepare a recommendation letter to the Board of Trustees recommending the following:
 - Thompsons Chiropractic - \$3,600 recommended match amount.
 - Matrix Development Group - \$6,400 recommended match amount.
 - The Commission also requested the following notes to be included:
 - The Commission was pleased with the attention to detail that the applicants put into the applications.
 - The Commission has concerns with the loss of opportunity if one awardee does not follow through with the projects. Would like to consider ways to release funds if an awardee does not follow through. Setting up intervals through the funding period, and potentially opening up a special application window for other awarded applicants to apply for additional remaining funds. Potentially add restrictions to awardees that don't follow through.
 - Very pleased with the Matrix work that has been completed. Matrix continued to proceed because of Village delays, not the applicant's delays.

At 7:45 Kern motioned and Furrer seconded to adjourn. Motion carried unanimously..

Submitted by:



Joseph Hackney
Village Administrator