

VILLAGE OF ST. JOSEPH
Planning & Zoning Commission Minutes
June 19, 2025

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, Chair	Vacant
Crider	Absent
Klotz	Present
Kern	Present
Furrer	Present
Harshbarger	Present
Vacant	Vacant

VILLAGE BOARD MEMBERS (not voting members of PZC).

Page, Mayor	Present
Childers	Absent
Walsh	Absent
Peters	Absent
Wolfersberger	Absent
Cummings	Absent
Rapp	Absent

Others in attendance: Joe Hackney, Village Administrator, Marc Miller, Village Attorney, Jeff Mohr, Applicant, Ginger Mohr, Applicant, Tara Swanson, Resident;

Consent Agenda:

1. Planning and Zoning Commission minutes - May 16th, 2024 - Exhibit #1
 - The minutes were presented for approval.
 - Kern made a motion to approve with proposed changes; Furrer seconds. Motion carried unanimously.

New Business:

1. First Review: Consideration of Application by Mohr Property Group to amend the zoning designation of a parcel located at 306 E Warren from R-3 Residential to C General Commercial. - Exhibit # 2
 - Mr. Jeff Mohr and Ms. Ginger Mohr were present on behalf of Mohr Property Group to explain the submitted zoning amendment application. They stated that they are seeking to rezone the property at 306 E Warren from R-3 Residential to C General Commercial in order to allow for commercial development. The applicants shared that they have been in discussions with national coffee franchises interested in establishing a location on the site, including options that would include a drive-through.

VILLAGE OF ST. JOSEPH
Planning & Zoning Commission Minutes
June 19, 2025

- Mr. and Ms. Mohr expressed their belief that the Village of St. Joseph would benefit from more lots being available for commercial development, and that they are ready to move forward with investment on their property. Discussion followed regarding the property's current R-3 Residential zoning designation, and the types of uses permitted under that category.
- Village Administrator Hackney provided clarification regarding several potential uses authorized under the R-3 zoning classification, referencing the Village's zoning ordinance use table. The Mohrs requested to review that table in full, and the Administrator agreed to send them the document for their reference.
- Commissioner Furrer asked a series of follow-up questions regarding the scope and nature of the proposed development. He noted that he personally resides near the subject property and shared that he has strong reservations about the proposal, particularly regarding its potential impact on the existing neighborhood character and the likelihood of increased traffic in the area.
- Following the discussion, Village Administrator Hackney advised that the application is scheduled for an official public hearing on **Thursday, July 17 at 7:00 PM.**

Old Business:

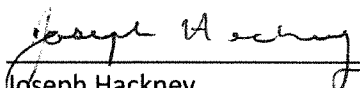
1. None..

Public Comment:

Ms. Tara Swanson, who resides adjacent to the property subject to the proposed zoning amendment application, addressed the Commission to express her opposition to the request. Ms. Swanson stated that she is concerned about the potential increase in traffic that could result from the zoning change. She noted that the surrounding neighborhood already experiences a steady flow of vehicles and voiced her apprehension that the proposed amendment would further exacerbate traffic congestion, creating safety and quality-of-life issues for nearby residents.

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

Submitted by:



Joseph Hackney
Village Administrator