

ZONING COMMISSION

January 13, 2022 - 6:00 p.m.

Work Session

Approved: 3/10/22

I. Mr. Chairman called the meeting to order and roll call was taken.

Members present: Chairman Richard Bradner, Joy Kosiewicz, Jim Hower, Emily Hete, Jeremy Rowan, Scott Meyer, Planning Director/Zoning Inspector Bill Funk and Zoning Assistant Nanci Noonan. Maryellen Burnham was excused. Residents present: JoAnne Alexander.

- A. Pledge of Allegiance
- B. Election of Officers: Motion to retain Richard Bradner as Chair by Mrs. Hete; seconded by Mr. Meyer. All in favor, motion approved. Motion to retain Maryellen Burnham as Vice Chair by Mr. Bradner; seconded by Mr. Hower. All in favor, motion approved.
- C. Approval of October 14, 2021 minutes: Motion to approve by Mr. Hower; seconded by Mr. Meyer. All in favor, motion approved.
- D. Zoning Report for October, November and December were presented by Mr. Funk.
- E. New Business: Discussion on regulations and proposed changes and additions. It was presented that Mr. Weber, member of the ARC, researched areas of the Zoning Resolution he felt needed clarification for cases that have been before the ARC and Mr. Funk added additional ones that he wanted to discuss. (See attached PDF for the list.) Mr. Funk noted that the items on the top of the list come from a few ARC case reviews that brought up a lot of questions. The ARC is looking for some clarification to the zoning resolution that might answers some of the things that keep popping up. Many of the ARC recommendations were regarding conditional uses within residential districts. Recently, Faith Family Church, at the corner of Granger and Crystal Lake, presented to be a difficult case. The church was proposing to do some pretty large-scale parking lot additions. There is a pretty large grass area on Crystal Lake and they wanted to add 80 some parking spaces as their goal is to grow the congregation. However, the church currently had enough parking to meet our standards. In addition, the site had a lot of riparian issues with a floodplain going through it; so, brought a lot of questions to light. Mr. Funk believes the ARC's focus is on conditional uses, specifically uses in residential districts which obviously impact residential properties.

It has been eight years since we adopted the last zoning regulations. Mr. Bradner and Mr. Funk felt it was a good time to do a mini, in-house update; and look at a few minor things that could be updated and/or tweaked in-house, instead of taking it back out to the consultant for four to five year process. Bill reviewed the list with the Commission members and discussed each item briefly. The next step would be for Nanci, Bob and Bill to draft language in-house to bring back to the Commission for review. Then, all of the

proposed language would be taken through the approval process at one time. Mr. Funk encouraged anyone who has seen some other things needing addressed that they please let him know.

Mr. Meyer replied, stating that at the workshop Wendy raised the question as to whether we need to add “public and institutional zoning”. Mr. Funk felt that was a really neat concept in that it could maybe solve the park’s problem of limited accessory square footage on accessory structures. It was also recommended that upon any changes being made to the Resolution, those changes should be incorporated into the Comprehensive Plan as well. Additionally, Mr. Rowan stated that, commercially, the world has changed tremendously in 10 years. The office market and how people use it has fundamentally changed. Flexible work spaces and warehousing and storage for self-delivery are big now. It was agreed that we should review the commercial portion of the Comp plan to identify what uses should be, or can be modified ahead of time before we have many properties sitting idle in our business districts.

- F. Old Business: Regarding the rezoning application at 1075 Ghent Road, the applicant, Dr. Timothy Pristas, is planning on moving forward with the rezoning process. (The case was tabled previously to conduct the corridor study.) Mr. Funk shared that Dr. Pristas is going to fine tune his plans to represent more of what he intends for the site. We will reconvene with the public hearing at a future date.

Mr. Rowan commented on the need to continue looking at the gateway. Currently, it is not providing the correct feeling or environment when coming into the community, and long-term we have to look at what it is going to be realistically in the future.

- G. Miscellaneous: Regarding the rezoning request at the 675 N. Revere Road property, Mr. Funk informed the Commission that the Trustees denied the application. But the Church still has interest in doing something there and Mr. Konstand recommended they bring in a developer.

- II. Mr. Chairman adjourned the meeting. Next meeting will be a Work Session, February 10, 2022 at 6:00 p.m.