PLANNING COMMISSION (PC)

REGULAR BOARD MEETING

August 16, 2023

6:00 PM – 8:00 PM

DRAFT MINUTES

Note: The full transcript from the meeting is attached to the minutes.

I. Call to Order, Roll Call:

Chair G. French called the meeting to order at 6:02PM

Commissioners present: L. Cavendish, G. French, V. Foley, J. Gale, B. Newell, K. Wessell, and J. Woomer

Staff present: Village Clerk, J. Scott

II. **Commissioners reviewed the draft July 19, 2023 meeting minutes:**

a. Motion to approve as amended, J. Gale; seconded by K. Wessel

i. Use first initial and last name when referencing meeting attendees

III. **Additions or corrections to agenda:** N/A

IV. Correspondence

a. David Brigham emailed regarding the Mill Pond/Trout Stream; available in the 8/16/23 meeting packet on DropBox

V. **Public comment:** N/A

VI. **Old Business**:

A. Zoning – discuss next steps and timeline.

a. Send Zoning Ordinance document, including parking requirements to Joni to send to Arthur Wade

b. V. Foley and G. French have incorporated PC edits into the document using MS Word Track Changes and comments with questions for Arthur Wade have been inserted using the Comments tool

c. Note: Arthur Wade will need to review section numbering throughout the document and adjustments will be made as needed.

B. 7th Street – discuss next steps and timeline.

a. L. Cavendish is finalizing the compiling all public comments into an addendum to accompany the versions to be sent to the Village Council.

C. Master Plan
1. Identify areas needing updating.
    a. PC agrees to create a community survey; survey will be created by PC and mailed to all taxpayers. PC discussed options for also providing access to an online version of the survey.
2. Begin review.

VII. Reports

a. Zoning Adminstrator Report; presented by J. Scott. The full report is available in the 8/16/23 meeting packet on DropBox
b. Trustee Report; presented by J. Gale. The full report is available in the 8/16/23 meeting packet on DropBox

A. Tree Committee
    a. Posted: Sept 12 at 10 am will be the next meeting to discuss how to allocate funds collected from the bottle return project (~$5K collected to date).

VIII. **Public Comment:**

a. K. Fischer had to leave the meeting before the Public Comment so she put a comment in the Zoom chat. *"I have to go but my public comment is thank you for all your hard work and attention to detail and V. Foley's attention to detail and tech savvy. As a member of the township Planning Commission always impressed by you all on village PC*."

IX. Board member comment

a. B. Newell thanked G. French and V. Foley for their efforts in getting up to speed quickly

X. Extension/Adjournement

a. Motion to extend the meeting was requested by B. Newell and seconded by J. Gale
b. Motion to adjourn the meeting was requested by B. Newell and seconded by J. Woomer
c. Meeting adjourned at 8:08 PM

Meeting Transcript (August 16, 2023)

SPEAKERS
Virginia Foley, John Woomer, Kathy Wessel, Laura Cavendish, Bob Newell, Gretchen French, Jane Gale, Joni Scott

Gretchen French 00:08
Okay, so we're starting at 6:02pm. And we're gonna do a roll call because that was good to do this for us here, Virginia. John warmers here, Kathy. Thank you. Alright, so we were just discussing that the June 20 or June 21st. Meeting Notes are amended. So I guess we don't really need to discuss those. We can look at July 19 only thing that I notice is I'm on here twice. Oh

Virginia Foley 00:59
sorry. This is

Jane Gale 01:12
the only suggestion that I make is instead of using just initials, like Yeah, to meet with LC to spell out the name. It's evident to the commissioners but I think public Yeah, where's that zoning near the bottom

Virginia Foley 01:36
one Yeah, I was struggling Do you think like the probably Yeah. Good Yeah, it's kind of gone back and forth. And the tenant don't

Jane Gale 02:06
like they're still out. Yeah, that was all like

Virginia Foley 02:18
Yeah.

Joni Scott 02:21
I'm still waiting to get

Virginia Foley 02:28
awesome yeah. Right, sorry. Okay. Two minutes with those changes.

Jane Gale 02:56
As a method

Virginia Foley 02:59

okay, great. Thanks, you guys. So yeah, and I cleaned up the transcript. So it's pretty accurate. What they're all the speakers are correct. And it is getting smarter as we use it. It's kind of cool. The motion that somebody made

Gretchen French 03:30
anyone's oppose the July 19 minutes. Okay. Any additions or corrections to the agenda? Going on to correspondence. I know, I had one email that I forwarded to you, but I think everybody on the commission was also copied on it. So that is right from day one. So that

Virginia Foley 04:09
we want to show that does anyone

Laura Cavendish 04:13
want to list it as correspondence?

Virginia Foley 04:15
I mean, do we want to show Oh, sure.

04:18
I don't think it's necessary since it's available in Dropbox. We don't generally read or have read into the record

Virginia Foley 04:33
the other correspondents that are we saying that have

Jane Gale 04:37
received correspondence regarding dam shares

Virginia Foley 05:16
Yeah, this is just I'm just taking so what's his name David Hardy

Gretchen French 05:46
Okay, so moving on to public comment

Joni Scott 05:51
on people joining us

Virginia Foley 05:52
legally you moving on to zoning. So I spoke to Gretchen earlier today, we thought that Arthur was going to be here in person emailed me saying he would be happy to zoom within. But after talking to the chair, we thought was everyone just getting the zoning and all the edits, that would be best for us to st page and review it. And then and then meet with him about the next steps. But he is prepared to talk about the next steps with the board. So you

Gretchen French 06:47

are updated version, it's also in the drop box. I also included, something John has sent to Nicole and I don't know if it was ever discussed regarding definitions for manufactured housing and modular housing. So I'm not sure if this is something that we do want to add, I didn't see it in the definitions. Wanted to discuss that. And then 18 through 22. Those modifications should be in there. But I know for those articles that you know that James said that there was something she had a question on. So I don't know if anybody else had time to look it over and put other questions.

Jane Gale 07:21
There were just two or three things that I had in my notes that I thought we had three down, but maybe we just

John Woomer 07:32
don't have quite a few.

07:45
Friday,

Gretchen French 07:47
it shouldn't be, it should be and

Virginia Foley 07:53
so we're going to start with the definitions or

John Woomer 08:00
my recollection is we did agree that there was a need for a definition for each of those. Yeah, and I don't see it in there. So like, No, we haven't agreed on like those are proposed. Okay, I did went home and did some research and then submitted them for discussion.

Virginia Foley 08:19
Where am I go? Like what page? Page? 13?

Jane Gale 08:24
Yes, in the definition.

Laura Cavendish 08:28
So Oh, was it still in my box? It was in the other box. Oh, there we go. That makes sense.

John Woomer 08:36
So on page 13 I guess I'm recommending maybe a more robust definition for mobile home and then I would suggest me consider adding another new definition for modular home to that probably be up above it.

Gretchen French 08:55
So the manufactured home is that definition on first page? Is that what you're proposing to replace some of the home

John Woomer 09:08
mobile home is a manufactured home right? The term mobile home is confusing it's very broad. So I guess one thought is eliminate the use of mobile home is calling manufactured homes and I guess in parentheses you could say mobile home people know what they're talking about. And then have a separate definition for managing

Virginia Foley 09:31
it if we put

Jane Gale 09:36
manufactured parentheses logo with the definition

09:54
Well, it's

Laura Cavendish 09:57
about this morning.

Jane Gale 09:59
Yeah. You don't have this Virginia, in that, in the current definitions,

John Woomer 10:05
this is something that I've researched.

Virginia Foley 10:07
And yeah, I now have it electronically. Oh, I can forward. So replace veteran text.

John Woomer 10:20
Then I was looking at the different districts where I thought perhaps it would be most effective to allow mobile homes, manufactured homes. I put a recommendation there too, which is

Virginia Foley 10:34
this think about discuss.

Laura Cavendish 10:44
We also talked about in the User Guide beginning, piggybacking off of Sutton's days.

Virginia Foley 10:52
So make sure I captured that whereas the manufacturer or the what was the second thing you're saying?

John Woomer 11:09
I would recommend me change the definition for rehab manufactured housing now to the definition of mistake two

Virginia Foley 11:18
said modular was the same as mobile,

Gretchen French 11:20
right? Modular.

John Woomer 11:23
Manufactured is the same, right? So that

Gretchen French 11:25
would be

John Woomer 11:29
a new definition for modular? Okay. Which I have on the second page,

Virginia Foley 11:34
okay. If I could get those electrons. We

John Woomer 11:43
should also discuss which districts we would allow each of those to go into.

Virginia Foley 11:51
I'm working

Jane Gale 11:53
in my head with the distinction. It isn't in the village but in Amina, there was just I guess, it would be a manufactured home. It's to 10 or 12 feet wide sections that were placed back to back no one. Yeah.

John Woomer 12:23
I think that's much. Okay.

Virginia Foley 12:27
That's a talking about the one on that manufactured? Well, interesting.

John Woomer 12:36
Yeah. Well, you'd have to go back to the definition right

Jane Gale 12:40
transportable in one or more sections built on the chassis. And I think that is

John Woomer 12:48
the main the main differences with standards it's the construction of a modular home has to be built to the same standards as a stick house. follows the state of Michigan instruction code. Ay ay manufactured a mobile home is done to a lesser standard than it was created by HUD for allow for maximum temporarily more mass produced so for that reason, because it's to a lower

construction standard. Those are the homes that oftentimes have trouble with hurricanes, tornadoes and things

Jane Gale 13:29
particularly to

John Woomer 13:35
FEMA trailers can vary the number of banks that will provide loans for manufactured houses are much small number of banks theory alone and insurance rates are

13:50
much different.

Jane Gale 13:55
Housing Amina has center flop full foundation and so you could define it as a modular yeah

John Woomer 14:07
could be asked I'm quite sure from what I observed is going to drive by it. It looks to me like it was built to the construction company don't

Virginia Foley 14:19
water like that's the definition for alleys I think we still district

Gretchen French 14:38
should be allowed that

Joni Scott 14:45
we have probably

Laura Cavendish 14:53
because we've lost our mobile home

John Woomer 15:18
All right. So we have mobile home parks. This use matrix that you gave me a copy of Johnny. But we don't have I think we ought to maybe pick up mobile home parks, mobile home mobile homes versus manufactured homes

Virginia Foley 15:39
permitted to slash

John Woomer 15:44
models slash manufactured homes versus measured, as modular out here as well. Oh, to determine which districts it would be permitted? Well,

Virginia Foley 15:56
I don't have a copy of that. And I think I have an extra.

Gretchen French 16:13
Two have it. I was having a hard time locating and

Virginia Foley 16:22
I have, sorry. It's stapled at the bottom.

Laura Cavendish 16:27
My recollection when we've discussed it before, is that we didn't want to restrict it in any of the districts or say that you couldn't, because it says that has to be fitting with the surrounding homes in the district. And that if it is, it doesn't matter if it's manufactured or modular that matches the surrounding. I mean, if it fits in, I mean, we do have some in the village already. And the whole I mean, this is my recollection of discussion before is that we were trying to be sure we're not discouraging housing, we need more housing, there's low costs, that is a housing source that is low cost in comparison to other homes.

Virginia Foley 17:06
I mean, I personally

Laura Cavendish 17:07
don't feel like we should say you can't have them at all, because there's a difference between you applying. And it's completely not in fitting because you're putting it along the water next to a bunch of bazillion dollar houses. And yours is an old trailer from 1962. I mean, that's different than getting Monera homes that are nicer and would absolutely fit in,

John Woomer 17:30
in my opinion. But what's to prevent someone from bringing it on a truck, an older version, an older one,

Laura Cavendish 17:37
the fact that you have to comply with zoning and it has to be aesthetically compatible and designed the parents with other residences in the vicinity, and shall be determined at the discretion of the zoning administrator or alternatively by planning commission at the request of the

Virginia Foley 17:51
applicant. Which is what already exists. To me, to me,

John Woomer 17:57
a house with a skirt on the bottom is quite a bit different than one that's on a full foundation next door. You have a house that's built to a much lower standard than the one next door. I'm not saying this is still a

Laura Cavendish 18:14
lab coat. So I mean, to me, I don't think that's our place to begin. You can but then you're putting in that potential conflict in the future to me

Virginia Foley 18:25
if somebody wants to be there. So I just think that with

Laura Cavendish 18:29
the fact that we need housing, and then if we put things in that make it hard to do housing, I feel like we're shooting ourselves in the foot. I mean, one of the first things that our masterplan says is that we want to encourage affordable housing but that we're going to tell people they can't have mobile homes. I mean, I'm not saying that, you know, it has to be all mobile homes, but that I feel like we already have protections there.

John Woomer 18:52
What other protections that has

Laura Cavendish 18:54
to be compatible with the design and appearance of the things around them?

John Woomer 18:58
I would argue it's not because it has a skirt on the bottom not a full foundation to me that

Laura Cavendish 19:05
it's an all dwellings shall be firmly attached to the foundation so as to be watertight required by Construction Code adopted by the county or a mobile home shall be anchored to the foundation by anchor systems and construction compliant with the USDA Housing and Urban Development. Where are you working?

John Woomer 19:21
This is

Laura Cavendish 19:22
our general provisions which applies to every building 23 For dwelling units it's where we removed the size requirement

Virginia Foley 19:37
which I still agree with

19:41
number nine

Laura Cavendish 19:44
that's one of them. Yep. And then the foundation stuff is further up on the page. All Wheel always tell him that number three, saying that you can't see any of the stuff for outside the mobile home

John Woomer 19:58

in general was a crime issue the cost of flats in an area next to homes like John was citing, I would tend to think that would get on there? I would think so. Bringing in,

Laura Cavendish 20:16
but I don't think we need to restrict it either. I mean,

John Woomer 20:19
you can't gentrify er. If you're talking about residential districts, just if you're out in the water, and you're sitting there as opposed to inside one of the numbered streets got to be the same. Some, if someone bought a lot, and they just wanted to control, they're going to be weekenders. I could see where they would, perhaps just because they don't have the money, right, trucking, be used mobile home from somewhere else uses the warehouse until are going to have to walk up to the sewer in the water. They do mention the utility permanently. So you're starting to make sure

Laura Cavendish 21:04
you can't bring a camper if there isn't a structure there. I mean, like there's no not at camp. I

John Woomer 21:08
mean, I'm a mobile mobile

Laura Cavendish 21:14
still wouldn't be aesthetically compatible and designer appearance. Right? It's they're saying is right. It's already

Virginia Foley 21:23
there. So the zoning administrator could turn that way.

Laura Cavendish 21:27
And then if the applicant didn't like it, they could say I want to talk to the planning commission, and the planning commission could turn it down. And if the planning commission turned it down, and they still didn't like it, they could file variance and the Village Council could say yes or no. And then they could still say yes, and it could go in, you know, I mean, if people want to take it that far. But that's the whole point is people have to have a way to appeal appeal it so that it doesn't end up in court.

Virginia Foley 21:49
So So I think the protections are on there. Like Bob was saying anything like that happening is pretty good. You know, if you're going to spend 300 $400,000 on a lot, which is what they're going for on the wire, you're not going to be good.

John Woomer 22:08
While I'm thinking off the wall.

Virginia Foley 22:11
I still think it's fine.

Laura Cavendish 22:14
Clinically compatible, and it gives us housing. I mean, I think it's affordable for people who are working, I think that's something we want to encourage, not discourage. One

John Woomer 22:23
thing to consider is at a lower costs, piece of structure. Without there is not going to be expected to be there for the next 50 years. So it's going to resolve itself eventually when we don't have the property values and the taxes and everything that's that houses essentially swept away. But the expensive permanent structures with foundations are likely to be there and 75 years from now. Some of these trailers are going to age out pretty quick. I can show you photos of ones around town and all around town. Yes, that have an A they should have aged out years ago. But they do have one layer. What does that high street. They're that where they've got a vintage Detroiter that they've read on and that's quite attractive, it's painted like, yellow. It's right there paint. Brush from the schools, right across from the school parking lot across from the back of the old hospital or that wall fell down, you'll see there's two houses in there that were really pretty skunky looking. And two people have gotten them and they looked like really what they've done with that old Detroit or mobile home that's really

Virginia Foley 23:32
attractive on everything that's existing is grandfathered. Right? So

Jane Gale 23:44
I think we have a consensus to adopt the modular home definition have that added and modify the current mobile home definition to adopt the manufactured in parentheses mobile home that has reference to the Construction Code filled out or filled in?

Virginia Foley 24:11
I think that's really lapsed, we should

Laura Cavendish 24:14
just, I mean, we had agreed to do those. Yeah, those

John Woomer 24:18
are not different. They're all the bulk types are allowed

Virginia Foley 24:21
everywhere. And that negates

John Woomer 24:25
and they said having been

Laura Cavendish 24:26
defined is a smart thing to do so that in the future, if anything changes or if people apply and there are applicable things that are differentiating between the two, the definitions

Joni Scott 24:37

are there and ready.

Virginia Foley 24:38
I don't think that definitions are definitely necessary.

Jane Gale 24:43
But I think that we we currently don't break out modular or manufactured homes. We just in the US description just have single family dwelling and then the mobile home

Virginia Foley 25:03
park, which definitely means

Laura Cavendish 25:05
like you want to put in a complex that allows right at

Jane Gale 25:08
the same time do we need to under single family dwellings expand that definition to include manufactured in a modular phones?

Virginia Foley 25:23
You know already is a single family home, right? I mean, right. Okay.

Gretchen French 25:33
And mobile home park is already defined and

Virginia Foley 25:37
you Okay, so we're just getting the definitions. Okay.

Laura Cavendish 25:46
There is a definition of missing, missing and that was something that was supposed to be added because we don't have a definition for it. I had a definition that was supplied. That was just the one that state of Michigan uses, which is very similar to street or whatever, but it just it's a secondary access road to property. I

Virginia Foley 26:08
could try and find it to you. This is Park Drive is one that's considered a noun

Laura Cavendish 26:21
is secondary access to a lot of properties.

Jane Gale 26:27
The county gave us the street.

Virginia Foley 26:33
can think of anything goes back to any of these buildings. But we do? Yes. Actually, we do have some brands on the one app as well.

Laura Cavendish 26:45
The main reason that I wanted to add it is because the setbacks are different if it's not an alley versus a street

Virginia Foley 26:50
for corner locks or something

Laura Cavendish 26:53
elegant, there wasn't a definition for alley

John Woomer 26:56
22 is very dry, but it's got a neighbor,

Laura Cavendish 27:01
because if you're on a corner lot and the street lights different than the alley, because it says the definition for the setback says you know for the school is that it's this setback from a street. And then it's different if it's

Jane Gale 27:19
included. And that's what

Laura Cavendish 27:21
caught my eye it was revisions many times ago.

John Woomer 27:25
Generally a surface surface Road, smaller mid size. They are meant as a service route or two for not for through traffic. It's generally done to provide access to garages access to individual but it's not meant for your entrance. It's definitely a service road rather than a public access. Yeah, going from Detroit, I know alleys to ash, garages, dumpsters rats.

Laura Cavendish 28:10
So the definition of the state is means of public or private roadway shown on a plat which provides secondary access to a lot block of a parcel of land

Virginia Foley 28:17
that would sue anyone don't know if Arthur has something I can put something in here, you know, that's a good start

Laura Cavendish 28:32
off later. Oh, sorry. Fasten fsra means of public or private right of way shown on a plat, which provides secondary access to a lot of block or parcel of land. Michigan law 562

Jane Gale 28:53
and could not be considered an alley is the primary access to the property right there. Yeah.

Virginia Foley 29:03
Well, and Carl's second one, it's

Laura Cavendish 29:06
the only access but it also is not the width of a road and all these other things that we don't need to discuss right now. But

Virginia Foley 29:14
yeah, and that's I can go after right away. I just want to get in there yeah.

Jane Gale 29:27
Yeah. Even just thinking MCL six year

John Woomer 29:38
secondary

Laura Cavendish 29:39
school. Yeah, cuz to me, it doesn't really matter if it's. I think to me, the main thing just because that's what the state says is that it's a secondary access and not the only access because it changes the setbacks. So for me, that's the reason that we want

Virginia Foley 30:00
I think that works do with last follow up. Yeah got it. Okay,

Laura Cavendish 30:17
I'm gonna move on to article 18. So I don't see most of my changes. Like at all. When I look at it again, I apologize I've not had time to look at this like I just got back to town meeting but um, there's a whole bunch that I don't see. Like for example, this uses the whole thing was supposed to change. It wasn't supposed to have this list anymore. This was just a description if on 20 I

Virginia Foley 30:50
mean, I could go through all

Laura Cavendish 30:51
of them if you want, but I'm guessing that there's a lot missing because I also want to look at the final article 23 amendments Darshan, that was supposed to have the whole title change so that it made sure that there was a rezoning was included in this I got a file for rezoning.

Virginia Foley 31:27
Is that right

Gretchen French 31:28
here? No, that's what I'm trying to figure out is what? How,

Virginia Foley 31:33

like, where the chamber of the change

Laura Cavendish 31:33
is supposed to be in here. Okay.

Virginia Foley 31:37
I don't see them. Okay. So I spent about 17 I went through and just so everyone else kind of a process, this was all in check changes now. So if you go into the future, look at this screen, you can once you clean this up, they'll disappear. This so so I

Laura Cavendish 32:11
didn't print out my document that I made, but like article 23 is supposed to say amendment of zoning ordinances or zoning map and adoption

Virginia Foley 32:22
because that's where we're at. We did it right, it was a lot of work. So if there were comments in here and there were a lot of questions and stuff in here that is similar for Arthur and I put them into comments good without those email to him, so if there's comments in here, that's yeah, I

Laura Cavendish 32:56
mean, my document I did mine the way that I had done before, I have a two sections

Virginia Foley 33:02
there. I had a hard time following that. So I wanted everything in one document and that's fine. It's just that

John Woomer 33:13
it's really hard to follow. So

Virginia Foley 33:15
let's just see if we've got everything in here. And again, I just it was really challenging and I spent about 70 hours on this about 15 on the master plan getting it in workable format and saying I have a full time job and I was really happy to be doing this much manual work

Jane Gale 33:38
that we finally got something out and that may jog the memory of some more seasons because I live in in 18 Oh 2.02 So just scroll up a little bit mind notes say that we added the following building structures and uses require site plan approval in all zoning this does yes

Laura Cavendish 34:06
yeah so what what it's so you're supposed to remove all of the numbers and then it says all buildings dwelling structures and uses in any district require site plan approval by the zoning administrator in cm one CR one C one C two and D one districts all buildings wellness structures and uses require site plan review and approval by the

Virginia Foley 34:25

Planning Commission is what's supposed to go in and all the one through seven gets removed okay I'm glad we're talking about it. Can you repeat that? So that goes into that uses requiring site plan approval so after going also many districts says

Laura Cavendish 34:55
so uses requirements site plan approval. Yes. And it says all buildings dwellings structures and uses

Virginia Foley 35:03
in any district structure in any district requires site plan approval that really replaces oh I see I'm kind of like wrap it on. Okay.

Laura Cavendish 35:27
Oh so no it's just gonna say it's I'm sorry I didn't want to screen it the first sentence is gone I mean it's just used as requiring the site plan approval we were taking out the parking lot so all of that and all those numbers are coming out and then it says all buildings dwelling structures and uses in any district require site plan approval

Virginia Foley 36:05
by the zoning administrator period and then in

Laura Cavendish 36:15
the new sentence in the CN one

Virginia Foley 36:20
like sandesh Yep, and then comma c r one C one C two and D one districts all buildings dwellings Hey typing

Laura Cavendish 36:47
like setting and uses Yeah, it'll be calm as an arrow you

Virginia Foley 36:53
can go back. Yeah. Require a site plan review and approval by the planning commission okay, what happened to in all zoning districts? Is that not happening? It's not happening. Okay. That's because we

Laura Cavendish 37:15
had changed so that was part of the notes Jane it's so as the conversation had gone on we were like, Well, wait a minute, we don't want it to automatically mean and so that's why we had been sorted out by zones

Virginia Foley 37:30
if you go

Laura Cavendish 37:41
to the numbers were you know, they're still organizationally mourning

Virginia Foley 37:44
the numbers. Yeah, the formatting got

Laura Cavendish 37:48
Yeah, the numbers were all messed up. So there was what I assume that's probably six

Virginia Foley 37:53
to now I wasn't doing that I put a note in there

Laura Cavendish 37:56
just telling them to fix the numbers on my bed all the

Gretchen French 37:58
time to do that.

Virginia Foley 38:01
So yeah, the formatting is okay, so then on page

Laura Cavendish 38:13
under site plan requirements, a company Yes.

38:25
120

Laura Cavendish 38:26
Yeah, let's make the team that oh four after that semicolon

Virginia Foley 38:34
there needs to say some requirements in R one, R two, r two S R three. And R four may be waived requirements. There an ad for so he says. Yep. And are for him. Maybe waived period and then requirement waiver requests should be directed to the zoning administrator prior to submission we have

Jane Gale 39:26
no writing

39:45
Okay,

Gretchen French 39:46
so Jane has a question.

Jane Gale 39:47

Yeah. My notes that the waiver requests may be directed to the zoning administrator prior to submission of the land, use permit to so that they didn't have to so they had an answer before submitting the land use permit

Virginia Foley 40:07
checks out that makes sense.

Laura Cavendish 40:13
Right? Yeah. So change it to prior to submission of the LDP or something else.

Jane Gale 40:17
Oh yeah

Virginia Foley 40:20
yeah, that's fine the next one

Laura Cavendish 40:29
is the next page um, it is wonder what is crossed off is number four which will be a different number obviously but

Virginia Foley 40:45
yeah, it looks funny because you're looking at it in chat changes some of the formatting this fix Yeah, so

Laura Cavendish 40:51
that one we need to insert construction staging after unloading areas so between recreation

Virginia Foley 41:00
go up on it's number four crossed off that one's not further down. Because appears to number fours not helpful

Laura Cavendish 41:13
but yeah, so after unloading areas or recreation areas, other line

Virginia Foley 41:26
there Yeah, okay, thanks

Laura Cavendish 41:33
All right, well, where are we in between unloading areas and recreation areas it needs to say construction staging

Virginia Foley 41:52
vehicle storage areas

Laura Cavendish 41:59
I have in my notes, it said that we took that out but it's possible with

Virginia Foley 42:05
areas vehicle storage areas unless that's

John Woomer 42:13
already here staging so

Laura Cavendish 42:15
construction staging is separate from storage

Virginia Foley 42:20
but I don't know then

Laura Cavendish 42:31
there's a removal that I don't know the location of all trees over 12 inches in diameter measured at five foot that was supposed to be

Virginia Foley 42:42
here few PCM silent comments. Is there an interest in tooth protection?

Laura Cavendish 42:49
No, all the questions are not

Jane Gale 42:53
okay, so

Virginia Foley 43:00
do you have a treat for public public trusts,

Laura Cavendish 43:03
but that's not what he was asking.

Virginia Foley 43:09
Then we need to insert down

43:20
like to get through it. So,

Laura Cavendish 43:22
I mean, all of these are in my document, but if you need me to go through them

Virginia Foley 43:25
to do it, then I can do it. The this is why we wanted to look offline

Laura Cavendish 43:36
and the number 14 which is on page 122.

Virginia Foley 43:48
That one after that sentence needs to say

Laura Cavendish 43:56
if required by the Illinois County Soil erosion and sedimentation control, SP

Virginia Foley 44:01
SC not counting soil erosion and sedimentation control. Right, so then on step four, it's removal it's

Laura Cavendish 44:33
the 17 the photometric plan illustrating footcandle at number 17 is just to be removed.

Virginia Foley 44:41
And then we need to insert

Gretchen French 44:48
photometric plan illustrating the foot candle. Oh no, sorry. That's what we're removing. Insert outdoor lighting plan am comma including light specifications outlined in for that oh five which is the new descriptions that

John Woomer 45:10
have been added to them

Virginia Foley 45:24
formatting is it's crazy in this section is I couldn't figure it out so hopefully then there is some it's all done like manually it's not like a lot of these are not done next one is on yes we sell a team it is not team

Laura Cavendish 46:19
contained are all four

Virginia Foley 46:24
pieces that may be permitted to be removing, so it's the top one at the top. There's 125

Laura Cavendish 46:40
You got to think right, because I'm removing the provided that there shall be no more than five. Yep.

Virginia Foley 46:46
Okay. And then we're crossing off in that 10.05

Laura Cavendish 46:55
remove at least 400 square feet per dwelling

Virginia Foley 46:58
unit. Yeah, that's one.

Laura Cavendish 47:05
So we're in that one. It's page 126. Already, so no, yeah. And that was we still have changed it again. So remove at least 408 square feet per dwelling unit. And then we're inserting in its place or you're

Gretchen French 47:31
pulling down

Virginia Foley 47:32
like you know five numbers so we

Laura Cavendish 47:41
want to take out from you want to take out from provided that there. At least at least 408 square feet per dwelling unit was we were taking out so at least onward was coming out

Virginia Foley 47:57
and replaced with

Laura Cavendish 47:59
we took it out we just said no minimum floor area for dwelling unit shall be required. So well what we were saying yeah, required so long as you comply with requirements for an accessory dwelling.

Virginia Foley 48:11
So you have to sit like no. Oh, yeah, the

Laura Cavendish 48:15
word note was inserted. Yes. Thank

Virginia Foley 48:16
you. Is there a caveat? To fire? Yes. It's the

Laura Cavendish 48:25
Yep. And then if you're ready, I can read it so long as you comply with requirements for an accessory dwelling, which are extensive and have

John Woomer 48:43
ever been built that definition

Virginia Foley 48:49
this is something that we can have a chance to amend and discussed in this section. It's under 1904. Just number three No, this is 19. Just townhouses. Okay, it is in there. You haven't

scratched off yet. Sorry. I just wanted to make sure because we were we had talked about eliminating the prohibiting more than five dwellings, so it's included there.

Laura Cavendish 49:43
Yeah, and the PUD question further down that he had inserted should the village council make final decision a few days are answered

Gretchen French 49:53
already back in 1905 19.

Laura Cavendish 49:57
Oh, so

Virginia Foley 50:03
Yes. So first was when you had that process,

Gretchen French 50:05
right?

Virginia Foley 50:06
I have it as commented should the village council decision. So how are we supposed to? Question is confusing?

Laura Cavendish 50:18
Well, how did you? I mean, I have it might

Virginia Foley 50:22
make sense. Yeah, I mean, so we just take this out? No,

Laura Cavendish 50:30
no. She asked us a question. It's in italic, scroll down, or at least it was I took all the questions out and there's nothing. That's just the answer's no,

Virginia Foley 50:39
you don't have that space. That's easy. I just wanted to document everything. I have a regulatory background. So it's really important in my training, to make sure that this is all like, documented. So I'm gonna resolve There we go. So now we have a history. In one document that we talked about it we had a comment and we resolved it instead of having like a million pieces everywhere, so I'm hoping that we can get some here's another one. Okay. So anytime I saw a question that I made a comment I thought those were dying

51:24
Arthur, I didn't know this.

Virginia Foley 51:34

The next one that I have is on 21 dot 10. Oh, I have questions. The results have hyperlinks and yeah, but they're not active. Like, where are they supposed

Jane Gale 52:12
to be doing that for us?

Virginia Foley 52:14
I mean, I could do that. But where are they supposed to go? They're supposed to go to is it supposed to go to 2207 like the document is going to be talking to each other. Um I got a common error. Whenever I saw insert hyperlinks, they weren't working. Alright, let's talk about the text.

Jane Gale 52:46
21 Yeah, so

Laura Cavendish 52:48
we have it 1021 dot 10. In the first sentence, temporary permits must be obtained prior to using any this was to go in there. And then we took out and we took out the rest of the sentence and inserted something else. So it says using any temporary structure and then cross off the rest of those sentences, that has the word structures.

Virginia Foley 53:15
And then we insert it there the whole thing or just the examples are solid

Laura Cavendish 53:27
all the way to here and then it was you're gonna insert that our 120 square feet or larger

Gretchen French 53:42
period an abbreviation is just Q 51 larger Okay. Period, temporary structures of any size

Virginia Foley 54:09
that are not permitted in your district. And temporary dwellings to be occupied longer than 14 days are subject to the following procedures and limitations. Right.

Laura Cavendish 54:47
There's number stuff that's messed up here to the Yeah,

Virginia Foley 54:50
I just want comments throughout. It didn't seem like a good use of my time at least to fix the formatting knowing that We're going to send it to the consultant so hopefully that's why I wasn't editing the document. Yeah so because

Laura Cavendish 55:13
then the 22.041 and you these again are just like the notes from the previous time that people have other things

Gretchen French 55:27
Okay, that one for 10 to the four we want to back in 2006

Laura Cavendish 55:46
we have 12 month girls and six women. Oh yes that is

Virginia Foley 55:55
it was because that's what it is at the code office to like you can't get one for longer than that okay, then back to thank you.

Jane Gale 56:10
So before you Yes, there's one other little thing in 21.09 Number three the rules we have pretty much stripped out the question or the comment from this language comes directly from the Michigan zoning and we have to add the MCS Yeah, and so you know

56:47
Oh, Sal was

Virginia Foley 56:49
right out the language comes through this this process out and moved into a bubble

Jane Gale 56:57
right. And we want to keep it no no, we wanted to add the MCL we wanted to actually save the statute deal

Laura Cavendish 57:07
because we because we went it was arbitrary Yeah. And then we got it to justice

Virginia Foley 57:16
so we found out it wasn't just game right calm what's the number? No, no, we had so much. Let's just add the comment that we want to please provide the ideas that these comments are gonna go to, to him. If they're in a comment box, hopefully

58:00
we'll be able to see him.

Kathy Wessel 58:04
Okay, he's already answered that so he doesn't even see that anymore.

Virginia Foley 58:08
He answered that for us. Yeah, that's why it's crossed off I just want to provide the MCL number you can just

Laura Cavendish 58:18
write add MCL number and then maybe put an under underline with an underscore

Virginia Foley 58:23
and just get that in a comment. I don't like putting too much text on there.

Laura Cavendish 58:29
Well, that's we want to add it to the document though MCL and then the number

Virginia Foley 58:37
so just Yeah. Okay, that catch that one okay. Then

Laura Cavendish 58:58
the next one is that I have is 2204

Virginia Foley 59:04
and it is removing the entire

Laura Cavendish 59:11
second sentence a permit will not be required if the proposed structure does not exceed a total of 200 square feet, although all structures that was section 22.04 Number

Virginia Foley 59:21
one, a. Yep, that one, the second sentence then in number two that oh four. See?

Laura Cavendish 59:48
The second one there? We wanted parentheses around.

Virginia Foley 59:57
Yeah, hold on one second. Sorry. or enlargement around or enlargement enlargement

Laura Cavendish 1:00:08
any change in use or just putting parentheses around it so that it was clear. Yeah.

Virginia Foley 1:00:12
That Yeah, correct. And then the next

Laura Cavendish 1:00:20
one I have is article 23. And it's in the title right away after the word amendment

Virginia Foley 1:00:42
we want to insert so that it says

Laura Cavendish 1:00:47
when we chose of zoning ordinances or zoning map

Virginia Foley 1:00:59
and adoption like it is Yep. Then we want

Laura Cavendish 1:01:05
to be sure he didn't miss changing second final page. Before repealing the prior ordinance, it would be the 2006 one correct? That's what my notes instead of January

Jane Gale 1:01:21
8 2006, replace?

Laura Cavendish 1:01:28
I'm not sure it's January like my notes just I think nobody was sure maybe because it just it took out the month entirely interested in 2006 but

Virginia Foley 1:01:44
adopted is November second 2006.

Gretchen French 1:02:04
Right next to anything else that

John Woomer 1:02:10
I have a goal page 69.

Virginia Foley 1:02:19
For the

John Woomer 1:02:21
shoreline residential district it's article 969. So we were just for the shoreline. There's nothing wrong here. I mean, I think the information is correct. But we were just going to use the existing zoning that's already in

Virginia Foley 1:02:46
place for this particular

John Woomer 1:02:49
arc to shoreline. So I guess I'm mistaken all these numbers that are crossed out it's gonna might confuse the the the council thinking that we were making changes at work,

Laura Cavendish 1:03:05
I get what you're saying this is a whole new section. I don't think we need cross outs is what you're saying. Because that was probably just from copying and pasting I

John Woomer 1:03:14
suggested we clean it up. And it should be I think at first numbers should be 15,000. Right. That's what that's 20,000. And then down below. Yeah, it was I can't I couldn't afford it. Okay, so then you have 60 feet up above and see. No, then go up to see if you would get some crops out there. I don't see

Laura Cavendish 1:03:48

60. You're talking about in the first it was still an eight, wasn't it? Yeah, it's an eight that we're talking about. 6060 And

John Woomer 1:04:02
then it went to 100. What's it just? Yes. Very Oh, yeah. Pick that

Virginia Foley 1:04:09
up. Oh, that was the old way of doing it. So yes, I think you can use Okay. Now I'm just trying to do it.

Laura Cavendish 1:04:25
I don't think we need the parentheses if 100 is so spell out 100 Or just leave it as 100.

John Woomer 1:04:35
And then I get to when I was scratching my head a little bit was on page one of 106 1703 1704. So we talked about accessory dwelling units. Maybe there's another section I've missed summer parts. I was under the impression we're gonna have a whole kind of a section, maybe use another section on the the use of

Laura Cavendish 1:05:08
general provisions relating place there talks about in great

Jane Gale 1:05:14
detail about what is what comprises in a

Laura Cavendish 1:05:18
form that's in the definitions to the definitions?

John Woomer 1:05:24
Well, the thing I remember I was talking about was, I think we were, we agreed that we were going to allow people to put ad use on adjacent lat. So if somebody owns two lots side by side, we were going to allow them to review and edit Jason. I don't see them in here. Maybe I missed

Laura Cavendish 1:05:42
it, because it used to say that it would be treated as one lot and we just removed it. That definite like so it was in the definitions, and it was saying it was something that we can find it.

Virginia Foley 1:05:59
I'm pretty sure that it was. This is still prohibiting that because it does say lots with a standard detached single family dwelling right, in that definition.

Laura Cavendish 1:06:13
But that's because it wouldn't be an adu. I mean, if we're treating the losses to lots, you don't need to you just be building us as a home. So right, because there isn't a size requirement there isn't, you know, you still I get what you're saying would be allowed to do it. There wouldn't be anything. Yeah, wouldn't be considered an adu. Because,

Virginia Foley 1:06:34
yeah. That's what we found about so it wouldn't matter. Yeah.

Laura Cavendish 1:06:38
I mean, like they're like, I mean, from my perspective, I maybe there's something I'm not thinking of, which is definitely likely, but I don't think there's anything that would stop them from doing it as to why we would need to give them special permission to it. Because if it's being treated as a separate lot, then you can just put a house on it. I mean, like there isn't. Any can be isn't a view to that.

John Woomer 1:07:02
Maybe, maybe I'm wrong, I was thinking that if it's an adu, maybe it won't be taxed as heavily. It's called

Jane Gale 1:07:08
a house that

John Woomer 1:07:10
if you're trying to encourage people to create housing, if they're gonna hit Texas House discourage them from building an

Jane Gale 1:07:22
ad used by our definition, use the primary residence utility.

Virginia Foley 1:07:29
So you could you

Laura Cavendish 1:07:33
use it? Could you do that? Or does it you would have to join the lots? Yeah, you would have to join. And we would want that because you wouldn't want someone building and using those utilities on a lot, that's still separate, because then they could sell that loss. And it would have separate utilities and everything that belong to another property, which would be complicated, it would be a situation where you would need to za would need to tell them, you need to combine these lots, which is an easy thing to do. You just thought fill out paperwork and submit it and it would very likely in most scenarios be approved.

Virginia Foley 1:08:07
But yeah, it's really interesting, where we find that they have to share the same utilities, though, because I think a lot of these I've seen where Howard is not, you know, possible. I've seen new ones where they get their own address. Also, they have to have their own address. And then even for one that was built not on our municipal water, they actually had to drill wells separately. So that I feel like the county is almost requiring a little more than what we so we're saying we'd like it to be shared. However, the county saying that.

Laura Cavendish 1:08:53

I don't think that I would want it to be shared, though, if it's a separate lot. Yeah. But if it's within the lock, is what you're saying. accessory

Virginia Foley 1:09:01
dwelling units that are being required to have their own separate utility right ones. Yes,

Laura Cavendish 1:09:12
that was what was the definition that it had. Yeah. That's That's what I'm saying. I

Virginia Foley 1:09:17
think maybe we need to confirm that. Yes, I've seen it. I've seen this happen.

John Woomer 1:09:25
The Traverse City should they get all this figured out. And then we basically have been one by one wiping out all those requirements, because we respond to a broad variety of things that that basically do to the definition of what they want it in at before but there were many ways of achieving it.

Virginia Foley 1:09:48
I think that's a good point. And I think if we back ourselves in the corner with our definition

Jane Gale 1:09:55
what can they tell me construction COVID might need to change or

Virginia Foley 1:10:02
potentially could be. Yeah, what's the

John Woomer 1:10:04
purpose? We wanted to meet that point? Let other people decide how they will need it.

Laura Cavendish 1:10:11
But let's don't tap because I definitely know projects that it's not required. Like it's fine to be shared. So I think we should don't checks if they are requiring it. And we definitely do need to look at it. But I cannot

Virginia Foley 1:10:23
tell you that the sewer ordinance if you are going to build an accessory dwelling unit, on a separate parcel, you are required to connect it. You can't

Laura Cavendish 1:10:35
go on the way to get around. If you didn't want to do that would be to combine a lot. Right? Yeah. Right.

Virginia Foley 1:10:41
So it's not like there isn't? Yeah. Is this true? The only one is permitted on a lot? Yes, that's correct. So others are grandfathered in.

Laura Cavendish 1:10:58
If they have more than one then yes. And so are there a different zoning situation entirely like home? What is resort district? So I mean, as

Gretchen French 1:11:08
far as I can,

Virginia Foley 1:11:09
yeah. House but the current apartment? Correct. And you

Laura Cavendish 1:11:18
know, Mr. dwelling, because we define accessory dwelling, we don't define accessory unit and an accessory structure is in a garage is a garage and just a garage.

John Woomer 1:11:28
decided to add them with a bathroom. Yes. Yes, correct, minimal kitchen.

Virginia Foley 1:11:40
Any, recapturing anything?

Laura Cavendish 1:11:52
I do at the beginning want to add that user guide, which is nice. If there's not a lot that would need to be changed if you just like to like if you just let us grab theirs. And it would be at the very beginning because Sutton's bay with their zoning has an intro that is a user guide that tells you where you should learn how to look for things, and how to use it. And it makes it much more user friendly for the public.

Virginia Foley 1:12:18
I think your new administrators can help you with that

Laura Cavendish 1:12:21
probably. I still think it doesn't hurt to put it in there, though. I'm sure I've discussed it before. We were like yeah, let's do

Virginia Foley 1:12:28
that. So can we have something else? I guess.

John Woomer 1:12:37
Like I'm looking at page 68 at the speed arts article eight are two really those. I'm looking at the side yard side yard setbacks. I'm just thinking, where I'm places I've lived in the past, where land values have increased, developers swooped in and knocked down perfectly fine homes and built new homes, going up to the sides setbacks and rear setbacks and McMansions. Yeah, McMansions. And I'm just wondering, if I missed hope we're not making a change here. They'll bite us later on. Because the way that we were moving forward, is we're changing the side setbacks to be at least 50 feet with a minimum of five. So I mean, look, when you get that

narrow of a setback, you start to make it so no one can park a car on the side of the house or in the back. Yet we're not requiring graduates. So we might end up with a situation where a developer would knock the house down and build a new one not going all the way all the stars they can Oh, that

Laura Cavendish 1:13:49
wouldn't be possible. There's a percentage of the lot Yeah, not only use 40%,

John Woomer 1:13:53
I'm just talking about to the width widths, then if they do that, then there's no place to park except in the front of the house.

Virginia Foley 1:14:02
And I just think

John Woomer 1:14:05
that's not aesthetically appealing. And other really to have a bunch of causes with cars all part of the front yard require requirements. So of course you're going to have to have a say in near your car parking situations around how to cook fire chief without we have a say in all different set of requirements now for parking adjacent to a dwelling unit.

Jane Gale 1:14:34
You might have

John Woomer 1:14:35
like this would prevent it. I mean, if someone else houses all the way up to the site setbacks, there's no option other than the park right in front. And I'm just saying is that really what we were trying to do

Virginia Foley 1:14:48
is we've reduced it so much that there you may not be able to get a vehicle for

John Woomer 1:14:55
creating a code that forces all cars in the park in front of a new house. If the Developer developers just trying to make the most money that you can. So they're gonna put as much square footage on a lot as they possibly can.

Gretchen French 1:15:07
And I think we protect ourselves from that. And number six, when we say that no more than 40% of will actually covered by strumming.

John Woomer 1:15:16
What did you have left to go in the front of the park? Right? Around the back, right.

Laura Cavendish 1:15:21

I think, though, that the whole purpose of changing our setbacks that we've talked about a lot, is to allow for density in some of the districts, like our two, that's the one you're talking about. So because that is closer to town, and so those are the ones that we want to be able to have, you know, poster spaces.

Virginia Foley 1:15:42
Well, and I think that you get this apartment building, hypothetically, you know, that's worked out in our parking chart. And so there is a requirement for spaces.

Laura Cavendish 1:15:55
Mean, multifamily isn't even allowed in our two is it

John Woomer 1:15:58
I'm thinking Single, single family,

Virginia Foley 1:16:02
thinking single family,

John Woomer 1:16:04
or two, building developer, but so I'm just gonna put the bigger size house I cannot hear because that's the main case of they're spending a premium for the flat, retire house down and putting through this house, they can, and then we get stuck with the biggest house.

Laura Cavendish 1:16:21
So currently, it's eight. So you think that the three foot makes the

Virginia Foley 1:16:24
difference? If you have

John Woomer 1:16:28
eight on one side, and eight on another, at least,

Laura Cavendish 1:16:30
it's not eight on one end, and on the other, it's 20 total. And right now, what we're changing it to is a minimum of five, but it has to be 2015. Altogether, which means the other side would be 10.

Virginia Foley 1:16:41
Because you can't ask gushing because they said 11 feet is what they needed to get up the easement. I remember with a fire truck,

John Woomer 1:16:49
Adobe got a lot of these more expensive houses come by nature with garages, whether it's you know, with housing, or both, you know, your revolver. So most of your places are expensive places are going to come with,

Laura Cavendish 1:17:04

I'm gonna say it's not that big of a change from what we have now. I mean, because it has to be 15 total. And before it was 20, total. So it was eight and 12. So your minimum was a didn't mean that you had to be eight, but you had to be a minimum of eight on one side. And if that side was eight, than the other side has to be at least 12. Right now, change is saying is the minimum is five foot like you're saying, but that the other side then has to be at least 10. If that's the case, and since you're running up to another property, that's that there's is already going to be eight or 12 or more, because it's existing, or it's going to have to be a minimum of five, which means that side would be 15. If they were touching, you know, I mean, I just to me, it's a difference of three feet. And I don't know that that is enough. And we talked to Arthur about it and hit my recollection of his thought was, if we're trying to encourage density, then we want to allow the setbacks. And when it comes to accessory dwellings, that's an exception under General Provisions anyway, that allows you closer setbacks still. So, um, which still could happen. I mean, that right now, and that, again, is in the effort to encourage housing and workforce housing. So I mean, that would still be an exception beyond the five foot

John Woomer 1:18:21
or current ordinances as far as street parking anyway, safe, streets employed around tighter locations,

Virginia Foley 1:18:29
as far as you can, except for in the wintertime,

John Woomer 1:18:35
or under snow conditions are just littered when

Virginia Foley 1:18:40
there's an old county ordinance that starts from certain time. You should have it posted out here.

John Woomer 1:18:51
Really, that street front parking is an issue that is going to solve itself because they're gonna be able to park there in the winter. Yeah. But you know, in the summertime,

Laura Cavendish 1:19:03
it is an issue, though. I mean, but then the ZA addressed it that happened this winter. Right, and then they got violated. And then right before the deadline, the car moves. Right. I mean, that. Yeah. I mean, and that's because they were working in the front, because they normally park on the street, particularly because it was winter they parked in the yard, they didn't move it and they got a violation and then they moved the vehicle like the day before the timeline. It was I mean,

Virginia Foley 1:19:28
we're all happy. So maybe download and attend the meeting. So

Joni Scott 1:19:35
I forgot about it.

John Woomer 1:19:39
I guess I guess when I would prefer would be to keep the side setbacks the same and allow you more percentage of the lot to be

Laura Cavendish 1:19:47
I mean, we just keep them the same in RS two, that's why we changed it because we decided RS two and all the ones along the water that we keep them the same so that there was more space between but that the rest of our two would Wouldn't it be would be smart to do it the size that Arthur is recommending, based on his experience

Virginia Foley 1:20:07
with what we say our goal is,

John Woomer 1:20:10
I mean, it could increase the size of the home or the buildable lot, by allowing the percentage of the lab to increase without changing the side setbacks. That's another way

Virginia Foley 1:20:21
to look at it.

Laura Cavendish 1:20:30
Like changing the lot coverage, you mean, or no? Yeah, I mean, if you allowed less of the lot to be used, then yes, that would make it harder to get close to the edges of that. But again, that's what he's saying is then that makes it harder to make a density because you then can't add more ad use. You can't I mean, like, you're going to be restricting all the things because then you're have less space of your life that you can actually build on. And since our two is in the Sewer District is in the water district, you know, we're trying to increase the density there, as opposed to our four where we aren't doing that, right. I mean, that's why we're not because that doesn't have sewer and water. And

John Woomer 1:21:12
no, but I'm saying if we kept the the side setbacks, the same as what they were before, but allow buildable the buildable percentage to say go up to 45% to compensate.

Laura Cavendish 1:21:24
But if the lot is too small, you could make it so that there's I mean, we'd have to do the math, I guess, to see if it's even physically possible to do that. Because if you have a lot, that's the size, because now as an R two is going to fit a date, right? So if it's 50 foot across, what's the depth that it has to be?

Virginia Foley 1:21:42
You're going to 20? Yeah, by 100

Laura Cavendish 1:21:44
by 100. So it'd be 50 by 100. So I mean, if you did that, and then we change this, to see what that percentage is 30 by 50. Because it doesn't make sense to because you're 20

Virginia Foley 1:21:56
and 3020 off the front, the back, and then 20 Total on sides. So your home would have to be 30 by 50 would be the biggest it could be.

Laura Cavendish 1:22:07
Yeah. And what I'm saying is if we increase the usable area to a percentage that you couldn't physically use that much, I think that defeats the purpose, right? So we would need to do the math on whatever the smallest lot size is.

John Woomer 1:22:21
30 by 30 by 50 is 1500 square feet, and that that's two stories, you got 3000 square feet.

Laura Cavendish 1:22:28
That's not what I'm saying what I'm saying is the buildable area of a lot. Figure out what is that percentage of the entire lot and be sure that that percentage isn't different than what we're allowing, because like, for example, if you design it, and now you say the buildable area, let's say that, with the restrictions you've got, you've now shrunk it down to 40% of the lot. It doesn't matter if they can build up to 45% There's never a scenario where they'll be because of the dimension because of the dimensions of an oval area.

Joni Scott 1:23:00
Okay. Well, I think you all took a vote on this

Laura Cavendish 1:23:05
in that so and I think last time we did

Virginia Foley 1:23:08
I think you're stuck with 15 and I don't know

Laura Cavendish 1:23:14
I mean, I'd like to just leave it I mean we talked to Arthur about it and he I understand what you're saying and I know that you definitely don't want people parking in their front yard I'm sure that I'm telling you that was in my ear all the time. But to me I feel like we just the whole point is we're trying to encourage use of our utilities where we have the utilities and we don't want to then shoot ourselves in the foot by making that hard to do

Virginia Foley 1:23:56
Did you hear

Jane Gale 1:23:58
your man did you have other

John Woomer 1:24:00
no that's that's okay.

Virginia Foley 1:24:13
Stuff steps are we get to send this

Gretchen French 1:24:15
to Canada. We feel like we're comfortable sending this to Arthur. So we can do the final edit and then I mean, we still need to do

Virginia Foley 1:24:22
a public hearing.

Gretchen French 1:24:27
I'm sure we may have some other factor that the public hearing at village council

Jane Gale 1:24:31
needs to go to village council for review.

Joni Scott 1:24:36
My understanding,

Jane Gale 1:24:37
I think that was the idea and then when the trustees have had a chance to become familiar, then have a public hearing where both the Planning Commission and the village council members could attend to hear public comment and if necessary, respond

Virginia Foley 1:25:00
That is the one that Arthur will be at.

John Woomer 1:25:05
So we were just real quickly mentioned 20 and 30 foot for rear approach. And that's down to 20 and 20. Now, right, I was just suggesting if we went

Virginia Foley 1:25:17
back to the original, what we currently have a parking chart to write, which we have other edits, where we just need to get that in format, or we can actually put them in. Yeah, I can. Do you have that?

Gretchen French 1:25:40
Anything you've had to?

1:25:48
Take a look at it before.

John Woomer 1:25:55
I'm sorry, I have one more step ahead. So I'm looking at the use of stage chart. And looking at the commercial residential. If we look at our zoning map, the lots across from the marina, you know, those homes that have the bank on the corner, and then you have the the homes that go

down to Johnny's beach house. Those are in the commercial residential district. When I look at the allowable uses, well, first of all, when I think of like visitors like what they remember when they come in Northport, oftentimes, it's that whole Marina Park area. In fact, I was I noticed when we were, I was looking at the the master plan that says insert a photo of downtown slash Marina area. So I guess my concern is, I'm wondering if our allowable uses are pretty broad for what can be built in those. Someone with a tear those houses down and build a new building houses across mine? And I just like us to think about, are we allowing the definitions of what can be built there to broader would we would it make sense to change them to special use, in some cases, so that we can, the village can have more safe in the kind of uses that a developer might want to move towards for those lattes across from the

Virginia Foley 1:27:37
marina? So,

John Woomer 1:27:40
as an example, looking at so permitted, for you look at things a third, I don't know if Joey fees in the same order. There is one permitted use, which is office building of a venue the following occupations attorneys, architects, engineers, accountants, insurance agents, artists, doctors, dentists, patients.

Laura Cavendish 1:28:05
So those you wouldn't have to do a site plan review. So it's already coming before the Planning Commission, and could be rejected based on because it's a commercial you because it's commercial use, or at least we'll have

Virginia Foley 1:28:19
to come right.

John Woomer 1:28:20
Yeah. That included all the ones below where it says retail businesses, yes.

Laura Cavendish 1:28:25
Oh, they would have to come before the Planning Commission to be approved to be able to even get their oil up. And that process can take what

John Woomer 1:28:33
would it make would give us the village more protection and just say special use for all these things,

Laura Cavendish 1:28:40
I think, more prohibitive versus more restrictions, you have basically the same restrictions. Because if you're not meeting the requirements, I mean, and honestly, a bunch of our stuff is fairly broad, which can go both ways. But to me already has it. And I think making it a special use as expensive time as an entirely another set of paperwork. And I think that again, if we're trying to encourage use, and density in our core, which that section of road in particular, is basically part of the core. I don't think we should make it harder, when that's the same thing with peer group trying to figure out how to use their building and doesn't even allow restaurants by

right. It was a special use before. And now if they want to be a restaurant, again, they have to go through the whole process again. And that's a detriment to them. That prevents them from wanting to do it because they know that they could spend all this money and then be rejected. I mean, to me, I think we should leave it as and I did actually reminded me of something but we can finish this discussion. But you remind me of something that has to do with C one r one that I wanted to talk about but I mean to me, I don't think that we should add extra steps when there already is a staff in place and and it is mixed because it's so close to the core. And in my opinion is don't that way right now only because when they were assigning zones, they didn't understand that if there was a house, I mean, I think that Texas house next to mine would be C one r one. If if if they could have I mean, just because it was like wherever there was a house that became a residential district, whether it makes sense or not. I mean, that it's right in the core. And some of those homes are businesses. I mean, the one that's right next to the empty lot, that's a yoga studio now, you know, a peer group wants to be, you know, the things that they're proposing, like, I don't think that there still are stopgaps and you can't just kill anything, the architectural standards do have to be met. It's not like you can just do whatever you want, because it's permitted. It used to be if it's commercial, you cannot just do whatever you want.

John Woomer 1:30:59
So we have less Planning Commission has less say in what goes in there

Laura Cavendish 1:31:04
before they can even get to know up. Yeah, because I guess is EA cannot approve it without the site plan review by the Planning Commission, which can ask for any number of things. That's the whole all of article 18 that we just went through, you have to meet and provide. And if you don't, then you don't get your approval of Site Plan, which means you can't get issued your lep.

Virginia Foley 1:31:27
So you can't build it, can I?

Laura Cavendish 1:31:31
Alright, I think that helped me understand what's going on in Leland with the building they want to put there. And they talked about the fact that the planning commission, they wanted to have a meeting last night where the plan, they could explain what the goal of planning commission actually is. But according to what I when I was, if it meets all the standards, some of our standards are you must meet the architectural standard design standards of the village. So I mean, I don't know what Leyland's requirements are. So ours are article 18, all of those. But they were saying the same kind of thing that it had to be aesthetically compatible architecturally compatible.

Virginia Foley 1:32:13
Is that enough to to stop prevent something

Laura Cavendish 1:32:16
like that happening? Now? If they want to sue you? I mean that you can't stop anybody?

John Woomer 1:32:22

You know, well, no, it's not true. I have yet to go to court. But yeah, right. I mean, I miss I miss thinking special use permit, I just think gives us another protection for that area. Because it may be building goes up, that's ugly, or that is abuse that is live traffic, because it's inconsistent with what your village really wants it to look like.

Laura Cavendish 1:32:48
Isn't that already commercial, though? It just a month on it? Is it see one ROI, which is a different cells? So it doesn't have the same allowable uses as or there's fewer. But there are still a lot. I think it's really a quest? To me, the question is really about, which is the thing that's more important to us, like encouraging development and density and, you know, potentially change, or, you know, being afraid of a project that we might not like, I mean, those are the two sides of that, because we definitely could change it to special use. But that will be something that can potentially stop people from wanting to even invest because then they don't know, they know, it's a longer battle. They know that that. Yeah. And they know it well, in a secular review is public to it sounds like that's not hearing Yes. So

John Woomer 1:33:41
I'm not I'm not I, I'm not saying we should do that. I mean, the fact that kind of saying, let's treat that those four or five houses, there is a separate zone. Because the character of the building or the build the village, and the feeling you get for the village, I think is driven a lot. So

Laura Cavendish 1:34:01
it will affect the court district, if they're treated as residential, for example, my lot if it's facing residential, and you go with the zoning we have currently you have 30 feet that you cannot use on every single commercial lot. And if it is not, then it's 20 foot. And that changes all of the court district in that section in what they can do on their property, if it's considered just residential. Because when it's adjoining residential, it changes.

Virginia Foley 1:34:36
Yeah, I mean, to me,

Laura Cavendish 1:34:37
it's so close to the core, it has to stay as that. I mean, in fact, the thing that I had thought of that occurred to me the other day, is that I wonder if it shouldn't be called C one r1 anymore, or if it should be called for two, because there's a lot of air businesses in that area. And I think calling it residential in the name is part of what makes it confusing for people. It has its own zoning, but it's separate and different than residential. zoning, essentially is a secondary Corp. And to me, I feel like that name might be more fitting, it doesn't necessarily help you with what you're trying to say is that maybe like, how does that change that section? But to me, that isn't a residential section. Yes, there's houses, but I don't consider that to be residential. Because, yes, it's the one on one. But it is already commercial and could definitely be used differently. There are two homes there that are commercial, because one is an STR one is a yoga studio. And

Virginia Foley 1:35:34
I'm noticing the last time we had this conversation about making those properties you were recommending, maybe they should be considered commercial, and that the planning

commission discussed that in the master plan, identifying those properties in the future land use map as moving to core commercial, so it'd be more general. I also

Laura Cavendish 1:35:57
wonder though, if we change the name of the district, I think that changes people's perspective or viewpoint on that zone, but then still does give the protections to allow it doesn't have every single use or does allowed, it doesn't, you know, it still has these stock gaps that make it a little bit. Like for example, restaurants are not a permitted use, they are special use B and C one r one. And that's something that would have more traffic, right, it would have more noise, it would have all those things. And as long as it's still special use that's helping to me, retail isn't very likely to have so much traffic that it's for doctor's office, I mean, even if there's traffic, it's not gonna be so loud, and they're closed. And I you know, I mean,

John Woomer 1:36:42
personally, if a if someone were to build an office building or a doctor's office there, to me, that would negatively impact the vibe of

Virginia Foley 1:37:01
us permitted by right now,

John Woomer 1:37:03
I know, I'm saying I'm recommending or suggesting that we revisit it and make possibly change it because that's the most

Virginia Foley 1:37:12
offices that are like halt, and

John Woomer 1:37:16
we might have a special use, you might say, Okay, that's cool. But

Virginia Foley 1:37:21
at the same time, you're still gonna go through that review process, and it has to meet the wall, one of the things we talked about was, well, there was new design for the core, commercial, residential, commercial residential, as far as architectural. Now the urban standards. Know, Aaron here,

John Woomer 1:37:48
right across the street, you've got Park, what you've been doing is putting in kid playscapes, the speed limit has been reduced to 15 miles an hour down that road. And it seems like everything we've been doing, we tends to favor, you know, much lower traffic density in that along that stretch there. So you know, I think anything we can do to protect that sort of our enhance that certainly is considering rather than letting them or any kind of business and offices and things go in there, and that certainly would be against all the surrounding areas invested in.

Virginia Foley 1:38:32
So you're agreeing with me? Well, I just

John Woomer 1:38:34
want to make sure that we do protect the density of activity in there. And however we do that, you know, is this point we're trying to decide what's the best way to do that? So and whether it's special use or that I think if you just keep in mind that the immediate surrounding areas, the park, the beach kids. So any of those any structure that surrounds that area, to me, is what helps to be provided with that activity.

Laura Cavendish 1:39:06
What if you wanted to do an existing home and switch it to a doctor's office, you would still and you say that it has to be special use you would have to file a special use to do change, even if you're not changing the structure because a change in use would require that if it's special use enough permitted. I mean, I just think adding these extra steps I mean, it really, it may not seem like it but if you're someone who is looking and maybe that's what you want, maybe you do want to make developers not want purchase on

John Woomer 1:39:35
but I think that just want the community to get something that we're happy with instead of making it so broad or so broad that virtually anything can go in there.

Virginia Foley 1:39:46
I don't think it's up like that. People one developments or opportunities at this point.

John Woomer 1:39:56
That water you know, it's really hard to resist if you're a developer, right? But it can't be that there's not, you know that we're not making any more waterfront. So it's just looking at the future. You know, maybe we end up 10 years from now with a whole bunch of developers sitting at this table and adapt themselves on the planning commission and they do something else. But right now, I think, what do we want for that area? What do we want it perceivable future that we want for that area? How do we achieve it's not

Virginia Foley 1:40:28
just that area, or commercial residential goes all the way down

1:40:33
here. Growth isn't.

John Woomer 1:40:37
Part of across from the homes across from the Art Center.

Laura Cavendish 1:40:43
Yarn life, those are all students you want. Right? And that's to me a big part of why when it occurred to me, I was like, maybe it should just be called secondary core core secondary or.

John Woomer 1:40:56

Alright, so it doesn't sound like a convention it really very well. In principle, I agree with what we're looking at the master plan.

Virginia Foley 1:41:07
I mean, isn't that yes, the next step where we can kind of start to think about, what about

Jane Gale 1:41:16
in suggest potential changes to the vigilantes now? Yeah, I mean, that's the you know, it's

Virginia Foley 1:41:25
strange.

John Woomer 1:41:28
Because those are all grandfathered purchases.

Virginia Foley 1:41:30
Right? My husband remembers going seven every time. People

John Woomer 1:41:37
want their insurance their father was sure, George,

Virginia Foley 1:41:44
I guess what I'm thinking is, I

Kathy Wessel 1:41:48
am not thinking of I'm thinking of negative things that would go in, but I'm also trying to think of what are some positive things that could happen there that, but in a, there's also that potential that something really positive could go in there? And are we stopping something like that? That's my thought,

John Woomer 1:42:07
no, because I think we'd all be excited about

Laura Cavendish 1:42:09
it. They might not buy it at all, though, if it's special, yeah, that they're not going to invest, they're not going to do any of it. Because they don't want to spend money on the architects and the design and the things and all the things you need to present to even apply. If they know they could be rejected outright and not even be able to do it. Well, have

John Woomer 1:42:26
we given? Have we given people an option of different areas to look at to do that, for instance, up on the hill by the old hospital? You know, or do we have a development district that people could put in?

Laura Cavendish 1:42:41

Somebody wanted to do? We do well, yeah, this is attached to the core. I mean, like this is a specific area that I understand what you're saying, but this is the I mean, to me, it is an extension of the core. I mean, the Marina to the court is not

Jane Gale 1:42:56
Millstreet all the way Yeah, to third, for sure. I can tell you that

Virginia Foley 1:43:03
a lot of those backlogs because my backlog is core commercial. So

John Woomer 1:43:14
you're pleased with how it currently is.

Virginia Foley 1:43:21
pull myself out of that. Conflict. Okay, so moving up

Gretchen French 1:43:29
parking. Are there any other changes that we need to make? Getting Started I think we have run over this before. It's just we don't have it in that format where you can update it. So I think we just need to do that before I submit that.

Virginia Foley 1:43:49
So I took notes during that meeting. But maybe

Gretchen French 1:43:58
it was before I knew I was doing this so I think it's accurate do you want to go through them right now. I can show you my troubles there. Yeah, we're kind of running short on time. as well. So yeah, I think that we will put these into Yes.

Virginia Foley 1:44:24
Do we want the whole thing that's what I wasn't sure about.

Jane Gale 1:44:27
I should have really my one cone.

Gretchen French 1:44:31
Here. Okay, yeah, that's cotton. Not that. I wasn't sure. So we were gonna need north polar. We have anything remotely close to an electronic version of this like in Word. This document not by no era. So yeah, minimum parking requirements for her. I don't know where this did come from record because I don't think you Got a copy. So you can probably send him your comparables

Virginia Foley 1:45:06
and he can edit up. But this needs to go into the zoning ordinance, but

Gretchen French 1:45:12
if he has this document, he can do that for us. Yeah, that's what I'm thinking.

Virginia Foley 1:45:19
Okay, so I can just send him this. I don't have his email. Okay. Okay. So I'll send you this document. And then when we're done today, yep. And I put a placeholder in here with a table

1:45:38
All right, thank you.

Gretchen French 1:45:41
Okay, moving on from zoning. Seventh Street,

Laura Cavendish 1:45:47
next steps and timeline, wherever you are. I am on to compiling all of the public comments into the document. Our colleges still don't have it, but it is very, very close.

1:45:59
Hopefully next one. Yeah.

Laura Cavendish 1:46:01
I had hoped to have it for this meeting. But this weekend,

Virginia Foley 1:46:06
Cadillac family. Okay. So once they catch you yesterday, okay, public comments. Okay,

Laura Cavendish 1:46:23
because that review, I am compiling them Sorry, I'm compiling

Virginia Foley 1:46:25
them into an addendum. All the public comment into one

Laura Cavendish 1:46:29
agenda for that goes with all of them, which is what people decided they wanted to turn over to counsel. And it's referenced throughout the three evaluations so.

Virginia Foley 1:46:45
versions.

Gretchen French 1:46:57
Okay, moving on masterplan? Have you noticed anything, lots of lovely handouts and lots of pages of data. So I don't plan on discussing them tonight, because honestly, I haven't even gotten through all the cells into one. It's a giant document. I don't know how much of it we can use. But I wanted to give us the option because it is a lot of information. I did talk to an opportunity out town of Windsor township Community Foundation last week, and their housing survey that they did earlier this year. And they're hoping to have that out in the next month or so. And hopefully, that will give us more information that we can use census will be more localized joint area. And that's what I'm really trying to find. That's how the North is the county, which is

interesting. But I don't know how much of it we want to use, because now I would rather have something that township for the village. I don't know if we can get that specific communicability. But

Virginia Foley 1:47:54
basically, to get the township, it would be great. So that's what I have to say about masterplanned. And then

1:48:03
start on that, sir. Well, you know, I,

Jane Gale 1:48:07
it's up to the commissioners, you know, getting all of this to go through. And Virginia now didn't create a manuscript version, that I'm sorry, I'm not sure way to proceed. If we want to spend a few minutes we get to what page, going through the master plan with suggested areas in need of update, we can keep working on that for a bit with

1:48:47
its tend to.

Gretchen French 1:48:49
So I don't know if we want to even start. However, that's up to all of you to

Virginia Foley 1:48:53
come up with like a plan for what to work on. I don't know that I just I haven't even really read it that much myself. I've been doing so much administrative stuff, like just getting this into the workable document. But Dan and I met and we took the comments that we had discussed kind of the first time when we just kind of looking through the binder. And so those are in here and they're in check changes, so you should be able to see them. And it's pretty light, you know, we've got a lot to do. I was also going to volunteer to redo the photos. I'm happy to do that. I've started walking around town taking nice pictures. You'll see me out there and you know that's kind of fun. I can also help get it back into layout so we don't have to send it to you know anyone else to do it? Yeah,

Jane Gale 1:49:50
we did that budget for it. So to help us with this so thick that you have those skills.

Laura Cavendish 1:49:58
That's fine. Little One thing that I have a question on, because when I was reading I mean, some of the questions when you look at MML is like to look at your overview and ask yourself some broad questions. But and so I did, you know, I thought that through which we can get to later. But one of the other things is that a lot of times public survey is involved. And I just wanted to know, because we're just doing a revision, do we not think that that is something we should consider? Or should we consider it, send it out, like the STR survey, and see what comes back? I just didn't know what I wanted to put it out there before her too far. And, and I meant to last time the crowd, I apologize, but I just didn't know if other people like to me, I feel like what's the harm, but other than it takes time. So I mean, that's what I wasn't sure if we need the results, or

if we feel that people think it is not tracking, it just means the same revisions we take, which is updating.

Virginia Foley 1:50:51
The last survey was in 2000, I was thinking

Laura Cavendish 1:50:56
when I was just looking at the process that other people will tackle with and I know that like when the township, you know that they've looked at doing you know, they've done that and just other areas sometimes consider it. So I just wanted to throw it out there for what people thought,

Virginia Foley 1:51:09
I agree, I put that comment in here. Survey to call the pastor the updated version. And

Jane Gale 1:51:17
there is a science to creating survey questions. And

Laura Cavendish 1:51:21
I pulled a whole bunch of different ones from m&s website as examples. But that is a challenge is how do you do it? And we've gone through that challenge multiple times with other surveys, the str, and then South Street. So I mean, it's not like,

Virginia Foley 1:51:35
it takes its own time, but I just wanted to put it out there. Do we have questions? Or like, Well,

Laura Cavendish 1:51:42
I mean, I just copied this from other locations. Out. So right here last time, so but I can give them to anybody or drop them in or drop.

Jane Gale 1:51:57
Again to Joni? Yeah, we have a master planning Dropbox right now.

Laura Cavendish 1:52:05
Okay, cool. Yeah, then I'll drop them in there, because I have them all downloaded. And they're just ones that MML recommended as good examples. I mean, some of them are really long and lengthy, some of them are shorter and sweeter. And it kind of, you know, gives you a different spectrum. And there were a couple that were really small towns, you know, which I think it's always helpful to see what they're asking, versus if you're looking at like Lansing or something. And you're like, wow, that's not at all the type of questions we need to go to I think, even though it, it's going to be time consuming, I

Virginia Foley 1:52:38
still think it'd be best to limit. Because

Laura Cavendish 1:52:42

just just like you said, Well, we can assume everyone is on the same we don't know, or just assuming and making a fool of myself. Yeah. So I tend to agree that I feel like I feel like the time it takes probably doesn't cause enough harm, that it isn't worth it. Because if you get some really, I mean, we tend to get a lot of really good feedback. I mean, our public that is engaged, tends to get it has a ton of experience. We have tons of experts from the community, we could get stuff that we're like, wow, that was really insightful. And we should definitely think about that. I'm so glad that we short term rental one. I mean, we get 137 back, and there are so many people ropes so much. Yeah.

Virginia Foley 1:53:32
I think it's

Laura Cavendish 1:53:33
I think it's worth doing and because I was looking at the same kind of thing. It's like, well, it's already done. And yeah, we can we can come up with it. Because writing the questions. I know we had our

Virginia Foley 1:53:43
that's yes. But

Laura Cavendish 1:53:47
if we can, if we take some of the examples, you can just kind of pick which ones make sense. Yeah. I also think this is extremely controversial, but it is a way that you could throw in questions about millpond or the dam or things like that, too. And see what response I mean, as part of because that's in the master plan. It's in the run plan. I mean, and some of the council members have said like, I mean, I think this is what people want, but maybe it's not, you know, and that would be it would could all be one. I mean, the survey is about our development moving forward. That is something that's in there right now. So I think that's a great idea.

Virginia Foley 1:54:25
And how do we share the survey with town?

Jane Gale 1:54:30
We the short term rental survey we did a semester a paper and it's a mailing

Virginia Foley 1:54:39
to attack every tax address. The taxpayers

Jane Gale 1:54:45
don't have or every resident

Laura Cavendish 1:54:51
well and we put hyperlinks in both of those surveys that allows you to go well I don't know if the STR did but the sound street definitely did. I'm going to give you an on a hyperlink that you could go to online.

Virginia Foley 1:55:04
Which I think we could do.

Kathy Wessel 1:55:06
That was because you were involved at that type of thing. Ser I think that was our

Gretchen French 1:55:11
iteration. Yes. We've gotten more tech savvy on the line. Okay, we're gonna have to motion to complete our agenda by Jane sending to me

Laura Cavendish 1:55:38
complete the so once we complete the agenda, that's what pops up

Gretchen French 1:55:46
the second bedroom.

Laura Cavendish 1:55:48
Just minutes to just copy and paste. That's the first meeting I've ever been to.

Gretchen French 1:55:59
Tonight we got so Okay, anything more a master plan?

1:56:03
Or do we want to move on from there?

Jane Gale 1:56:05
I think we have a plan.

Virginia Foley 1:56:09
Yeah, yeah. All

Gretchen French 1:56:10
of your fun meeting.

Virginia Foley 1:56:12
You guys seen the bubbles? Bubbles?

Gretchen French 1:56:18
Yes, I see them in pink. Is that what they should be? Yeah.

1:56:27
Yeah, they're their

Virginia Foley 1:56:31
technology. Okay, so

Gretchen French 1:56:33
moving on to the zoning administrator report.

Virginia Foley 1:56:40
I think I owe you have a zoning administrator Report for the month of July. I'm working on. I received a complaint about a property here on mill, mill. And I am working on that. As far as violation notices have been sent out. And I've received a response from the property owner. So. So yeah, we've been issuing a lot of driveway permits. I'm reviewing actually, I've sold information I have some I have approved the permit or the corner of Sixth Street there. Six in rows are a new new hall, many of you may have seen that the home was removed and donated, actually the owners donated that home. Yeah, and they'll be coming in and using that existing foundation. Because it's non conforming,

John Woomer 1:57:50
first similar homework different kind of

Virginia Foley 1:57:58
in that the single story for me, yeah, I think it's gonna be you can get your own question. It looks very nice. It means gets two stories in a garage. For cars one thing that I will be talking to finance about, you know, in our in our fees for zoning, we've identified, you know, interpretation, that that's what it looks like this, the violation is going to go for an interpretation, first of the zoning ordinance. And I had to reference I had to talk to legal counsel about this interpretation fee is only $100. Because we were under the impression that if you had to have the zoning board meet and just decide on an interpretation that the zoning administrator has made up the zoning, like the challenge in your interpretation, that there was no requirement to notify, you know, surrounding property owners. However, legal counsel says differently, yes, we have to notify also the 300. And there's a perimeter parameter that we have to meet, just like we do for variances and publish and everything. So that's something we'll be talking about. So that feed will how to do that. Yeah, yeah, but for now it's $100. And I'm working on a few more zoning violations in my last month. So, I figure when your new zoning administrator comes in he key we you all know that Jim Dyer has accepted the zoning administrator position and will be taking over. It's I believe in starting part time in September, and then full time in October. So not sure where it will step in. But so he'll be I know that Jon Loomer has met him. And so he'll be he's in the area right now. And we'll be meeting people. So that will be coming down. But yeah,

Gretchen French 2:00:37
I'm working on a few more violations popping up everywhere.

Virginia Foley 2:00:43
busier. But, you know, hey, there's a fee to collect. I'm also the village clerk. So I like to show me the money. Yeah, so anyway, so any questions? Thank you, Jeremy.

Gretchen French 2:01:00
All right, moving on to the trustee report.

Jane Gale 2:01:05

There was a copy in Dropbox God made copies for you. Share it. Stole my thunder. Oh, I'm sorry.

John Woomer 2:01:22
Here's something that

Jane Gale 2:01:23
I wanted to bring to everyone's attention.

Virginia Foley 2:01:24
But I like it.

Jane Gale 2:01:35
So if if anyone is aware of anyone in the area looking for a part time job, we're trying to fill the ops assistance position here. And that person would be responsible for helping with planning commission minutes. So Virginia, especially

Gretchen French 2:02:00
somebody next meeting

Virginia Foley 2:02:03
on your porch? I mean,

Jane Gale 2:02:06
you don't think probably the important thing if anyone missed the last meeting that Barb Conley was appointed to the vacancy, the Village Council. So questions?

Joni Scott 2:02:28
Okay, thanks, Jane. Tree committee.

John Woomer 2:02:31
They will be having a meeting on September 12, which is a Tuesday at 10am. In your office here. We certainly encouraging people to attend KIM Yeah, and we had reported at the letter I reported the last meeting that we had expected to raise about 4000 by Labor Day. We've already passed that will pass that and as of Friday I'm hoping to have our fifth that was positive. So we

Bob Newell 2:03:15
come in with a bunch of money surreptitiously. Sets fun September the 12th.

John Woomer 2:03:34
We are looking for people to help of spent the money read Hamlet say who will help me spend the money

Jane Gale 2:03:41
in the finance committee has an idea. He's going to put on agenda. We're just

John Woomer 2:03:47
hoping we don't get reprogram, don't get rich. It's turning out. It's like an ATM over there. Encourage any other committee that would like to work with that for a while. I'd like to raise some funds and certainly I'm happy to move over a little bit and help guide them into it. They want to run something for five, six months and raise some funds or any projects I think that are not being possessive of it

Gretchen French 2:04:25
any questions for mom? Okay, moving on about comment. Any takers? We got some chat. Christy was agreeing with us with Laura.

Virginia Foley 2:04:41
How's the housing? Just says I have to go but my public comment thank you for all your hard work and attention to detail. Virginia tech savvy and record keeping are appreciated and you because

2:05:02
she said

Virginia Foley 2:05:05
as a member of the township Planning Commission always impressed by you all on village PC.

Gretchen French 2:05:12
Thanks, Christy.

Virginia Foley 2:05:15
Wow. Okay. Moving on board member comments.

John Woomer 2:05:24
I think a lot of congratulation kudos to both of the junior integration for for just picking up so quickly

Gretchen French 2:05:49
you have a motion to adjourn. Right so. Thank you, everyone.