

MINUTES: Zoning Advisory Committee

DATE: July 22, 2024

TIME: 04:00 PM

Meeting #7

IN ATTENDANCE

From MRB: Shaun Logue and Eric Cooper. Village Manager: Shari Pearce. Office Clerk Aimee Doser. Village Mayor Joe Lee. Code Enforcement Officer Mark Mazzucco.

BOARD

Robert Reimer, Kim Fay, Harry Reiter, Ignatius Ladelfa, Laura Pettine, Dave Wright, Larry Speer (On Zoom).

MEETING AGENDA

1. Welcome & Reminders
 - MRB Group Updates
 - Project Schedule
2. OLD BUSINESS
 - A. Article II – General Provisions
 - Committee comments/Discussion
 - B. Article III – District Regulations
 - Key Updates & Comment Table (Handout)
 - Proposed Zoning Districts & Map Discussion
3. NEW BUSINESS
 - Proposed Article Updates (Key Updates)
4. Survey Results
 - 73 Total Responses
5. General Discussion & Next Steps
 - Committee Meeting #8

DISCUSSION

Shaun Logue(MRB) stated that we are at the halfway point in the process and scheduling the stakeholder meetings within the next few weeks, most likely to take place in early November before the holidays. The project schedule is on par.

Article II Provisions are pretty much done with a majority of the comments already addressed.

Shaun Logue(MRB) said we are looking to rebrand Limited Use, revamp instead of overlay. Rebrand to expand the Central Business District.

Eric Cooper(MRB) stated that the terminology is being updated. Shaun Logue(MRB) said that Cottage Court and Mining were added, and that there are only eight definitions that supported that code and now they are offering one-hundred. He will update and send out a clean draft. Some discussion on terminology was had.

For Article III, there was discussion of a MUO (Mixed Use Overlay) District and adding Incentive Zoning. The biggest is MUO. Not re-zoning, just identifying where it fits best. Overlaying Industrial and Commercial.

Committee member Kim Fay stated that it seems there are a lot of advantages to MUO but wonders what disadvantages would be. Eric Cooper(MRB) discussed the issues such as the process being a lot to go through, longer, having to go through the Zoning Board and the Village Board, and make sure the site actually functions, then wait for approval which could take months. Shaun Logue(MRB) stated that the good thing with an MUO is that once approval is received from the Zoning Board, everything within the MUO such as Special Use Permit with Conditions if needed based on parcel , does not wipe out original , and gains more flexibility.

There was discussion on updating Conditional Use to Special Use. Eric Cooper(MRB) said the major change is requirements and standards. Approved as long as they are met.

There was also some discussion on short-term rentals in the Village. As of now there are no codes for that, but they are starting to pop up. Code Enforcement Officer Mark Mazzucco stated that the property should be inspected before a permit is issued – smoke detectors, CO2 detectors, no holes in walls, etc. Eric Cooper(MRB) stated that it seems like we are all on board for this code, we just need verbiage. Shaun Logue(MRB) said he will look into it.

NEXT STEPS

Discuss:

Article V – Site Plan Approval. Applicability- Note where site plan applies and exemptions, pulled from existing code.

Article VI – Supplementary Regulations. A work in progress, walkability, possible parking demand study.

NEXT MEETING

Monday August 12, 2024 at 2 P.M.

Respectfully Submitted,
Aimee Doser, Office Clerk