

## Joint Planning Commission/Board of Zoning Appeals Meeting

15 February 2018

Mayor Koster called the meeting to order at 7:04 P.M.

Roll Call:

Planning Commission: Jim Koster – Yes; Tom Blair – Yes; Joe Hernandez – yes; Curt Johnson – Yes; Karolyn Squire – Absent.

Board of Zoning Appeals: Paul Emch – Yes; Judy Beaumier – Absent; AJ Bissell – Yes; Sharon Moster – yes; Al Tolchinsky – Absent.

Visitors: Jim Crooks, Gabe Host, Ruth Spanos, Joe Kozial, Rick Gruber (arrived at 8:00 pm), Lisa Hernandez

The Mayor began the meeting by informing the group that there is a potential lot split coming up, for a property located on E. Center Street. Mr. Hernandez added that this resident has been working with Mr. Gruber, and that there are several issues that will need to be addressed.

Mr. Johnson made a motion on behalf of the Planning Commission to accept the minutes of the January 18, 2018 meeting; seconded by Mr. Blair. By voice vote, the motion passed.

Mr. Emch made a motion on behalf of the Board of Zoning Appeals to accept the minutes of the January 18, 2018 minutes; seconded by Ms. Moster. By voice vote, the motion passed.

Mayor Koster then turned the meeting over to Mr. Jim Crooks of JC Power, LLC. Mr. Crooks introduced both himself and Mr. Host to the group, and then gave some background information on JD Power LLC, and outlined how the process of developing a strategic plan would work over the coming months. Meetings will be held from now until July, and would last approximately 60 minutes each. At the end of this process, the Village would have a complete, workable Strategic Plan.

Mr. Crooks and his colleague, Mr. Gabe Host proceeded to conduct session 1, "Community Values" with those present. At the end of the presentation and group exercises, Mr. Crooks announced that both he and Mr. Host would go over the responses from the group, compile them, and share them. The group will meet again on March 15 for session 2, "Mission and Vision."

### **New Business**

Mr. Gruber apprised those present that there was a potential buyer for a property located on 14605 E. Park St. This property was previously used as a residence, but has been vacant for well over a year. The prospective buyer would like to turn the property into a "crafting retreat house", where customers could come and spend weekends and short blocks of time, while working on craft projects. There would also be different craft classes held throughout the week. The question arose as to whether or not the upstairs of the premises could be used as a bed & breakfast. Mr. Gruber noted that that would make the property more like a hotel, which would require an employee to be on site 24 hours day. After discussion, it was determined that this type of arrangement sought – having customers stay over on the weekends or for short blocks of time for the purposes of a crafting retreat house -- would not be an allowable use of the property.

**Adjournment**

For the Board of Zoning Appeals, Mr. Emch moved to adjourn the meeting and Ms. Moster seconded the motion.

For the Planning Commission, Mr. Blair moved to adjourn the meeting, and Mr. Johnson seconded the motion.

The meeting was adjourned at 8:25 PM.

**Mayor****BZA President****Clerk**