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## PLANNING AND ZONING COMMISSION

### *Minutes of the Planning and Zoning Meeting of June 18, 2025*

- **Attendees:** Mayor Jeff Kinnell, P&Z Commission Members, Matt Shock Zoning Officer, Lauren Frank Zoning Clerk, Tom Marshall Village Administrator
- **Guests:** See attached Sign-In Sheet

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#### Call to Order and Roll Call

- Meeting called to order at 7pm EST by Mayor Kinnell
- Roll call taken; All commission members were present

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#### Public Hearing – Rezoning Application for Arrowhead Golf Course

*The hearing transcript available upon request.*

#### Subject:

A variance request for a re-zoning application (from Planned Commercial and Office District (PC) to Planned Mixed-Use District (PMUD)) for lot 417-420-04-003-000 at 580 N Walnut St.

#### Comments from Developer (Romanelli & Hughes)

- The side yard setbacks will be 8ft, increased minimum lot size to 56ft, for the single-family homes.
- Developers are willing to explore options for traffic with neighboring developments.
- Developers are contributing a “to be determined” donation to the park systems of the Village.
- Parking will be limited to one side of the street opposite fire hydrants.

## **Public Comments:**

- Concerns of offsite drainage, RH is aware and has plans for water routing.
- Setbacks were questioned and it was confirmed that they are similar to other developments in the Village
- Comments were made around the perimeter chain link fences. The request is to remove the existing fencing, and a new fence to be installed for safety.

## **Motion to Keep Public Hearing Open-**

- Motion made- Mayor Jeff Kinnell
  - Second-Seth Everitt
  - Roll Call Vote Unanimous
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## **Approval of Previous Meeting Minutes**

- Motion to approve minutes – Kathy Krupa
- Motion seconded- Seth Everitt
- Roll call vote unanimous.

## **Other Business- Demolition Permit Ordinance**

- Demolition Permit Language was presented. This is available upon request.
- The new language will be up for vote in the next PZ Meeting scheduled for July 30, 2025.

**Zoning Report was presented by Matt Shock.** *The full report is available upon request.*

### **Major Subdivisions**

- **Miller Farm**
    - 4 additional permit submittals
  - **Miscellaneous**
    - Matt Shock will share renderings for the new maintenance building with the commission.
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## **Next Meeting**

- **Date: July 30, 2025, 7:00 PM**
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## **Adjournment**

- Motion made – Seth Everitt
- Second- Alison Cherubini-Hiller
- Approved- Unanimous
- Adjourned at 8:40pm EST

