



## **PLANNING 7-1-25**

The Planning Commission meeting on July 1, 2025, addressed two main issues. First, they approved amendments to the Planning and Zoning Commission for the light manufacturing district, changing building setbacks from 75 to 100 feet, except for churches. The motion passed unanimously. Second, they formalized a previous recommendation to increase building setbacks in the general business and retail business districts from 20 to 50 feet. The commission also discussed potential rezoning of a parcel from Office Professional to Light Manufacturing but decided to table the decision until further consideration. The meeting concluded at 7:31 PM.

### **Roll Call and Meeting Commencement**

- T. Nemer calls the meeting to order at 7:09 PM on July 1, 2025, and conducts a roll call.
- Members present include Tania Nemer, Bill Goncy, Ron Dick, and Dave Maccrone.
- Mayor Antal is noted as absent
- T. Nemer mentions the agenda items, including the adoption of the previous PC meeting minutes and the request from the Village Council to review and approve revisions to the Planning and Zoning Commission for the light manufacturing district regarding building height and size.

### **Discussion on Building Height and Setback Amendments**

- T. Nemer and B. Goncy discussed the need to amend the setback requirements from 75 feet to 100 feet for all buildings except churches.
- B. Goncy suggests striking the specific 75-foot setback for churches to align with the general 100-foot setback requirement.
- B. Hinkle proposes striking the entire subsection 116, 1.03 G, subsection g1, to simplify the amendment.
- T. Nemer proposes a motion to strike subsection g1 and move the numbers over, which is seconded and passed unanimously.

### **Formalization of Previous Meeting's Recommendations**

- T. Nemer formalizes the recommendation from the last meeting to amend the building setbacks in the general business and retail business districts from 20 to 50 feet.
- The motion to adopt the recommendation is seconded by D. Maccrone and passed unanimously.
- T. Nemer plans to email the recommendations to the council and CC the solicitor, for formalization.



- Discussion on the need for 30 days' notice for a public hearing to adopt the recommendations.

### **Rezoning Discussion and Future Planning**

- Mayor Antal and others discuss the potential rezoning of a parcel from Office Professional (OP) to Light Manufacturing (LM).
- B. Hinkle explains the implications of changing the underlying zoning and the importance of the Hines Overlay Corridor Plan.
- The group considers the potential for residential development within the LM zone and the need for further discussion and formalization.
- T. Nemer suggests tabling the rezoning discussion until more information is available and a private property owner initiates the request.

### **Meeting Conclusion and Adjournment**

- T. Nemer confirms the approval of the light manufacturing district amendments and the building setback recommendations.
- The group discusses the need for further clarification on the rezoning issue and agrees to table it for future consideration.
- B. Goncy moves to adjourn the meeting, which is seconded and passed at 7:31 PM.
- The meeting is officially adjourned, with a note to revisit the rezoning issue in the future.