

Re: **Loose Ends**
Questioned Unanswered, Requests and Follow Ups Unfulfilled

1 **7/22/21 Minutes Zoning Changes**

Chairman Sierzega asked if it can be put into the policy requiring the property owner or their representative to attend a meeting for a zoning change?

Consultant Jackie Wells stated that she can look into it, they can ask the Village Attorney.

Status: Unknown

2 **7/22/21 Minutes Density**

Commission O'Brien asked about the density issues coming out of Washington and the potential to eliminate single-family Zoning? He further asked if Houseal and Lavigne will monitor that over the approximate 1 to 1-1/2 year term of the Zoning Code Update.

Consultant Wells stated of course, and currently, the State is not considering eliminating single-family zoning like some states.

Status: Unknown

3 **9/23/21 Minutes Zoning Ordinance Structure**

The Planning and Zoning Commission (PZC) expressed support for the new structure but requested a document to compare the existing ordinance's organization and article sequence with the new ordinance's organization.

Status: Unknown

4 **9/23/21 Minutes Limited Uses**

The PZC expressed support for the process. The group discussed that the specific uses to be designated as limited uses should be determined later in the process.

Status: Unknown

5 **9/23/21 Minutes Personal Service, Professional Office Spaces**

The PZC expressed mixed feedback. The feedback suggested additional feedback is needed.

Status: Unknown

6

9/23/21 Minutes Driveway Standards

The PZC expressed concern regarding the provision space for parking with the proposed driveway widths. Ribbon driveways were also recommended for consideration. The Houseal Lavigne team noted that further discussion is needed.

Status: Unknown

7

9/23/21 Minutes Fencing Materials

The PZC expressed concern that the zoning ordinance should continue to allow chain link fencing, as it is a cost-effective option for residents.

Status: Unknown

8

9/23/21 Minutes Subletting of Office Space

The PZC expressed concern that the proposed permitting process would still allow incremental changes to a space without approval from the village.

Status: Unknown

9

1/27/22 Minutes Article 3, 44-03-02 - C, "height"

Commissioner Planera asked, in item C, "height", if it is existing language and what constitutes "height"?

Consultant Jackie Wells stated that they are happy to revise the definition to use more specific language to give additional details.

Status: Unknown

10

1/27/22 Minutes Setback

Commissioner Planera recommended changing the side yard setback to 5' from 3'.

Status: Unknown

11

1/27/22 Minutes Fire Escape

Commissioner Planera asked when a fire escape is not considered a stairwell?

Consultant Jackie Wells stated when it is enclosed. Commissioners Bransky and Cap each added commentary.

Consultant Jackie Wells stated that they can take a closer look at it and reduce the setback or encroachment.

Status: Unknown

12

1/27/22 Minutes Accessory Dwelling Units (ADU)

Consultant Jackie Wells stated that if it is an internal ADU then the size would be a maximum of 25% of the floor area of the primary dwelling. Commissioner Planera stated he would like to see the graphic.

Status: Unknown

13

1/27/22 Minutes Landscape

Commissioners Bransky and Cap discussed screening and replacement of trees, on site or elsewhere in the Village. Commissioner Bransky stated its an automatic loophole that should be looked at or have a waiver.

Status: Unknown

14

6/23/22 Minutes Affordable Housing

Commissioner Johnson asked what deed restricted means?

Consultant Jackie Wells stated deed restricted guarantee in the deed that the property must be rented at an affordable rate, but it can expire.

(I took this literally from the minutes even though it does not appear to be grammatically correct, no wonder Commissioner Cap requested clarification).

Commissioner Cap asked if at the next meeting the phrasing would be clarified?

Status: Unknown

15

6/23/22 Minutes Article 7 - Zoning Procedures - Administrative Review

The PZC discussed requirements at length with several questions.

Consultant Jackie Wells stated they can certainly clarify it in the code.

Status: Unknown