

PLANNING COMMISSION MEETING
REGULAR MEETING WITH
ZONING ORDINANCE CHANGES

February 02, 2026

Chairperson Chris called the meeting to order at 6:03.

Roll call was taken with all present but Glenn Opper.

Minutes for the July 14, 2025 meetings were accepted as written by a motion from Joe and a second by Jim. Approved by all.

DISCUSSED CHANGES TO THE ZONING ORDINANCES

- R1 appendix – needs to add permitted under Home Operations
- 1135.04 – pg.24 –Approval of Zoning Permit - same wording as in old book just need to add placard to paragraph
- 1135.12.2 – pg.26 – Notice of Violation – add – unclaimed or refuse
- 1135.13 – pg.27 – Penalties for Violation - should be \$150 instead of \$100
- 1137.01.D –pg. 30 – Zoning Inspector - change to 20 days (this is already stated in D so not sure if this was in confusion of the different books)
- 1139.03.D1 – pg.46 – Review by Others – The application “maybe” transmitted
- 1140.02.B –pg. 49 - C Conservation District - need to combine #7 & 8 and then renumber #9 to #8

- 1140.04.2b – pg.52 – thought of removing cause of not changing the setbacks.....
- considering this and the next one beings they are the same code
- 1140.04.2b – pg.52 – lot sizes.....consider the wording

- 1140.06 -pg.57 in old book –Manufactured Home Park – has been eliminated-----now 1140.06 has become CB Central Business District pg. 53

- 1140.10 – pg. 56 – Building Requirements Table - minimum lot frontage at set back line R1, R2, R3 return to old standards of 70' for all

- 1140.06 – pg. 56 – Building Requirements Table - also talked of making the maximum height of 28'

- 1141.06.C3 – pg. 61 – Accessory Buildings used for Storage - looked this over and decided this was good as written

- 1141.16 – pg. 67 – Fences and Walls - looked this over and decided this was good as written

- 1141.17 – pg.68 – Shrubbery and Hedges – review as to the 3' height maximum such as affecting drivers views etc. – needs some clarity in the wording

- 1141.25 – pg.74 – Junk – need a new wording definition for stricter enforcement of junk vehicles

- 1141.26 – pg.74 – Noise.....to discuss later

- 1141.34 – pg. 80 – Short Term Rentals – stays as is

- 1141.31A.5 – pg.78 - Private Swimming Pools – soooo only pools that are in ground need a fence around them....any pool that is above grade – do NOT need a fence
- 1142.03 CC – pg. 84 – pertains to 1311 Flood Control – decided this did-not pertain to this meeting – discuss at another meeting
- 1142.06 - pg.86 – Approval Void Of Responsibilities Not Met –1143.05 refers to 1142.06, which does not exist with the reference of 1143.05.....should be 1142.03.S and T
- 1143.04 – pg.88 – Paving – asphalt grinding NOT permitted
- 1144.08 – pg.102 – Surface area of a Sign – no problem good as written
- #91 –pg.16-17 – Structure – referring to the 1144.08 Surface Area of a Sign
- 1144.04 – pg.99 – Temporary Signs – needs more discussion
- 1145.04.A – pg104 – Screening Of Trash Container Receptacles – include 3 sides with the 4th side being a fence or gate

Election of 2026 officers as follows with a motion by Joe and a second by Marcia. Approved by all

Chairperson – Chris Raftery

Vice Chairperson – Jim Morrow

Secretary – Marcia Adelman

Accepted the resignation of Glenn Opper as he does not live in the village at the present time. Motion made by Jim with a second by Marcia.
Approved by all.

Next meeting will be March 2 at 6:00.

Adjournment motion by Marcia and a second by Jim. Approved by all.

Chairperson Christine Rafferty

Secretary Marcia Adelman