

**Village of Indian Point  
Planning and Zoning Commission Meeting Minutes  
Tuesday, March 7, 2017 – 7:00 p.m.**

**Members present:** Greg Maycock, Linda Slaughter, Carole Kurtz, Arno Wehr III, Jim Adams and Jane Murphy. Ryan McGinnis was absent.

- I. Mr. Maycock called the meeting to order at 7:03 p.m. with the Pledge of Allegiance to the Flag of the United States of America.
- II. **Motion** to approve the minutes of the January 3 2017, as corrected (“Murphy-Aye” on Feb 7 minutes was missing & added) was made by Mr. Wehr; 2<sup>nd</sup> by Mrs. Kurtz; All Aye.
- III. **Unfinished Business:**
  - A. **TRR/Indian Point Condominiums – Rezone from C-1 to C-2-PDD:**  
Mr Maycock noted that TRR has additional agenda item required: a Preliminary Plat Revision form submitted as additional information required before proceeding further. Referred to P&Z regulations regarding Plat, PDD and sub-division sections.
  - B. **David & Dawn Shuck – Rezone 840 Jakes Creek Trail R1 to C2-PDD**
  - C. **Andy & Kara Simms - Rezone 836 Jakes Creek Trail R1 to C2-PDD**  
These 2 (parties B & C above) have submitted proper zoning change application & fee. However the 3<sup>rd</sup> property in the block of 3 failed to also submit simultaneously for zoning change request to be considered. Without meeting this requirement, spot-zoning cannot be allowed, which is a standard tenant of zoning. This board cannot proceed with these two requests.
- IV. **New Business:**
  - A. **Lodges at Table Rock Lake – Extension of building permit Phase 1, Lot 7**  
CJ Perme is wanting to substitute one lot in Phase 2 (#7) into Phase 1. Three lots (42, 43, 44) remain in Ph1 of which he want to HOLD and work on #7 to work on now. Board asked CJ to present letter explaining his Lot#’s in each phase, their status and which ones to substitute in Ph1 & 2. Change will require change to prior resolution for this property.
  - B. **Brian Battaglia – Site Plan has been submitted**  
He requests guidance on proceeding with the replatting of 3 acres with 6 lots in middle of the 11 acre property. Return with a more finalized site plan and a Preliminary Plat Application and later a Major Subdivision form submitted.
- V. **Administrator & Code Enforcer Report:** No news to report.
- VI. **Items & Comments from Planning & Zoning Commission Members:**  
Followed up on existing projects: Rockwood, Antlers, Watermill Cove. Also discussed various points of noise ordinance, both pre-existing noise, new business limits. For pre-existing & new business’s noise ordinance must be enforce-able & adequate to protect neighbors and guests, and be careful not to create/allow bad noise situations.
- VII. **Comments from the Floor:** None
- VIII. **Next meeting tentatively 7:00 pm on Wednesday, April 5, 2017.**
- IX. **Motion to adjourn** - made by Mrs. Slaughter; 2<sup>nd</sup> by Mrs. Murphy at 8:05pm; All Aye.

**Meeting adjourned.  
Ron Berger, Village Clerk**