**Planning and Zoning Commission Meeting Minutes**

**Village of Indian Point**

**Indian Point Municipal Center**

**957 Indian Point Road**

**Wednesday 1/04/23**

**6:00 p.m.**

**Commission Members: Greg Maycock, Linda Slaughter, Carol Kurtz, Chris Houghton, Ron Coomes, Brady Hangar and Jeff Hancock**

**Call meeting to order with pledge of Allegiance to the Flag of the United States of America at 6pm**

**Agenda:**

1. **Motion to approve/amend Tentative Agenda with final approval:** Moved by Ron Coomes to amend date to correct day. Second by Linda Slaughter. Unanimous approval.

Moved by Greg Maycock to move item IB to IA because of zoom meeting. Seconded by Carole Kurtz. Unanimous approval.

Moved by Ron Coomes to approve amended agenda. Seconded by Linda Slaughter. Unanimous approval.

 **Old Business**

1. Walter Hakenwart – update on project and next steps.

Greg Maycock brought up questions regarding ownership of the entirety of the plotted subdivision. Answered by Ron Coomes that he does.

Greg Maycock: Will need documentation showing agreement of any restrictive covenants and compliance with lot lines.

Greg Maycock: Explained other things needed before going forward are intended use of property, types of structures, and wastewater plans.

Walter Hakenwart: Agreed with items presented by Greg Maycock and gave a brief overview of what he sees as the use of the property and pointed out relevant items in his diagram.

Greg Maycock: Asked question about if the property will be exclusively nightly rentals or will have longer stay implications beyond nightly.

Walter Hakenwart: Plans on doing nightly as well as longer term rentals eventually.

Greg Maycock: Explained the difference between the allotment of C-1 and C2PDD in how they relate to what the property can do with periods of rentals. Greg Maycock recommended Walter Hakenwart pursue C2PDD if the property plans to go beyond just nightly rentals.

Greg Maycock: Asked if the property plans to have individual ownership of any of the buildings.

Walter Hakenwart: In the short term he and his wife will remain sole owners but plans to eventually sell off individual properties.

Greg Maycock: Explained C-1 will only allow nighlty rentals whereas C2PDD would accommodate for the other rental types.

Greg Maycock: Brought up that Walter Hakenwart will need approval from DNR as they are the regulators of wastewater, and the city weighs their approval on our contingency to approve.

Ron Coomes: Reezoning may be an issue because of the existence of the R-1 zoning and family homes nearby.

Greg Maycock: Explained how C2PDD and how that could offer a buffer zone in that regard.

Walter Hakenwart: Explained he wasn’t attempting spot zoning and pointed out the existence of the Dooley resports that would border his property and is also zoned commercially.

Walter Hakenwart: Questions about the 45-day timeline in regards to projects. Greg Maycock explained this procedure.

Ron Coomes: Explained contact should be made with the surrounding family residences in regard to his plans before a public notice is sent to them.

Linda Slaughter: Asked if there was any other plans in regards to parking on the property besides the gargaes.

Walter Hakenwart: Pointed out some areas on the diagram where this would be provided and added the possibility of installing further parking on the other side of the street if needed.

1. Karen Hopkins – building house and barn/garage on Heller Lane. Built barn/garage first. Asked to be removed from January agenda and placed on February agenda. A letter was mailed to her reminding her that no work can be done on site until they meet with P&Z.

**Action Taken: Moved to be tabled until February Meeting.**

**Seconded by Ron Coomes. Unanimous approval.**

White Wing Resort – what needs to be done at this time?

Discussion about Chris Houghton’s talks with the current owners and the resolution of this matter until further notice.

1. **New Business**
2. Jim Braatz, Crowne View – replat of 2 I

Jim Braatz presented his plats and easement plans before the board.

Greg Maycock: Asked if he got the authority to get the easements he wanted.

Jim Brratz: Gathered the paperwork and displayed where he thought he did get the authority for this.

Greg Maycock: Explained how to file the easement with and what the village needed to keep.

Ron Coomes: Asked questions regarding the size of Easements.

Jim Braatz: Displayed the measurements of these on the plans.

**Action Taken: Greg Maycock moved to recommend to the Trustees approval of the Crowne View Estates 2 I Replat. Seconded by Linda Slaughter. Roll Call Vote GM LS CK RC JH Unanimous approval**

1. Ruth Haning, 568 Table Rock- introduction of remodel plans on existing structure

Ruth Hanning: Presented the preliminary plans for the house remodal.

Greg Maycock: Asked how much square feet they are increasing on the property.

Ruth Hanning: 7 feet all around.

Greg Maycock: Will this move it closer to any lot lines or change any of the occupancy.

Ruth Hanning: It will move it closer but nothing that affects the Village’s setbacks and it will not affect occupancy.

Greg Maycock: Explained that these plans were in accordance with the village and that they just need to file for a zoning permit with the Village office.

1. **Items & Comments from Planning & Zoning Commission Members**

Ron Coomes with be absent next meeting. Linda Slaughter might be out for an extended amount of time depending on what happens with her upcoming appointment.

1. **Administrator & Code Enforcement Reports/ Communication.**

Nathan Piche presented the renewal of the permit for Kimbel and the return of the permit from Perme of StoneCo. Detailed enforcement measures taken that included stoppage of work to adjust setbacks at the Johnson property as well as a letter sent by Sue Wright to the Hopkins property. Nathan Piche then detailed communication with the community including the Highway 76 project meeting as well as highlights of questions from realtors and citizens.

1. **Comments from Floor**
2. Next Meeting: February 1, 2023
3. **Adjournment**

At 7:24 Greg Maycock moved the adjournment and Ron Coomes seconded. Unanimous approval.

**Posted by Board Trustee Barbra Manisco at 10:00 a.m. on January 3, 2023**