**Planning and Zoning Commission Meeting Minutes**

**Village of Indian Point**

**Indian Point Municipal Center**

**957 Indian Point Rd.**

**Friday, February 3, 2023**

**4:30pm**

**Commission Members: Greg Maycock, Chris Houghton, Ron Coomes, Linda Slaughter, Carole Kurtz, Brady Hanger, Jeff Hancock**

**Others present: Nathan Piche, Planning & Zoning Administrator**

1. **Call meeting to order with Pledge of Allegiance at 6 PM**
2. **Roll call and establishment of a quorum**

**GM CH BH JH**

1. **Final Agenda - Motion to approve or amend Tentative Agenda**

**Chris moved to approve Agenda. Seconded by Brady. Unanimous Approval**

**Agenda:**

1. Motion to approve PZ Meeting Minutes from 1/4/2023 meeting.

Tabled, Members from the meeting not present.

1. **Unfinished Business**
   1. **Karen Hopkins- Building House & barn/garage at 349 Heller Lane, Indian Point**

**Greg-in R-1 you have to have the House and barn, no stand alone barn can happen.**

**Hopkins- Barn has been completed, but the house is in progress it just takes a longer time. The Lot is being cleared, architecture plans are submitted, foundation is being started.**

**Hopkins- I will keep the Village updated**

**Greg- Okay that would be appreciated and sounds good. We will have to make sure she gets a permit renewal.**

* 1. **Max White, White Wing Resort – Final Plat Review**

**Greg- So you’re subdividing into individual units.**

**White: Yes**

**Greg- Is the Plat here all of the units or only a certain number at this time.**

**White: Yes that is all of them at this time**

**Greg- So, basically you’re creating individual ownership units**

**White- We would like to keep the property under the PDD and then Create other plats later.**

**All the remaining property will remain common property right now.**

**Greg- Do you have the project Amenditions**

**White- Yes, it’s outlined on the plan, beyond that I would have to ask what you’re needing**

**Greg- Usually, with this kind of Plan, we would get a CSR.**

**White: Yes, that can be emailied**

**Greg- So this would be a final Plat, typically we would recommend roll call vote for recommendation.**

**Greg- Motioned for recommendation of Approval of the White Wing Condominium Plat, Units: 108, 119-125, 210-218 and 310-318.**

**Chris- Secondedn the motion**

**Roll Call Vote:**

**BH, CH, JH, GM**

**Passed with Unamious Approval**

**Greg- That will go to the Trustees to get voted on now.**

1. **New Business:**
   1. P&Z ordinance enforcement proposal

Greg- We should change the word ask to assess.

Chris- There should be bullet points in the Permit and Construction outline to make sure it is clear these are two different things.

* 1. Updated zone compliance application proposal.

You can compare this to the old Application and see the changes.

Greg- In addition to this, will have to have the other appropriate applications as well.

Jeff- Is the $200 on residential tacked on top of the permit?

Nathan- No, that would be a flat fee.

Greg- Right now, the fee for commercial and residential is $100. On a per unit basis, it would actually end up being way more than this.

Jeff- So would the $200 be on top of the square ft. price.

Chris- No, it’s not. And we should clarify that on the application.

Bob- Money has changed since the first application.

Chris- The fees we have are way too cheap.

Nathan-You can see the fees of our neighboring municipalities and how they compare.

Greg- yeah, this way is way better than valuation.

Chris- Yes this is relatively cheap comparatively.

Greg- The intended use could indicate the fee type.

Greg- On the Fee, have a floor of the $200 be a minimum with the $.25 per sq ft.

1. **Comments from Planning & Zoning Commission Members**
2. **Comments from Planning and Zoning Administrator**
3. **Comments from the Floor**
4. **Next Meeting –April 5, 2022, at 6:00pm**
5. **Adjournment**

**Greg- Motioned top adjourn**

**Brady- Seconded**

**Unanimous Approval to adjourn**

**Posted by Nathan Piche, Planning and Zoning Administrator 2/1/2023 10:00 a.m.**