

Planning and Zoning Commission Meeting Agenda

Village of Indian Point

Municipal Center 957

Indian Point Road

Wednesday March 5, 2025

6:00 pm

Commission Members: Greg Maycock, Linda Slaughter, Carole Kurtz, Jeff Hancock, Chris Houghton and Ron Coomes, Jane Murphy, Tony Colon, and Richard Weible.

Others present: Nathan Piche: Planning & Zoning Administrator, Beth Frazier: Village Clerk

5:30 PM Public Hearing for 282 John the Diver Rd – Zone Map Amendment Application; Wants a zone map amendment from Residential (R1) to Commercial (C2 PDD) to use house as a nightly rental. This would be spot zoning as there is no commercial property surrounding this property.

5:45 PM Public Hearing for Blue Water Development Zone Map Amendment Application for 13-3.0-005-003-002-001.002 & 13-3.0-003-002-001.003; Change Zone Map change from Agricultural (A1) to Commercial (C1). Property is surrounded by commercial property.

Call meeting to order at 6:00 pm with Pledge of Allegiance

1. Roll Call of Attendance: GM H LS H CK H JH ABSENT CH H RC ABSENT  
JM ABSENT TC H RW H
2. Motion to approve agenda as is.
  - i. Moved: CH Secoded:
  - ii. AYES: ALL NAYS: NONE
3. Motion to approve P&Z meeting Minutes from 11/6/24 meeting
  - i. Moved: LS Secoded: CH
  - ii. Ayes: All Nays: None

4. Motion to approve P&Z meeting Minutes from 1/8/25 meeting

i. **Moved:** TC      **Seconded:** CK

ii. **AYES:** ALL      **NAYES:** NONE      **ABSTAIN:** CH

5. Motion to approve P&Z meeting Minutes from 2/5/25 meeting

6. Tabled until the April meeting due to no forum to approve.

7. OLD BUSINESS:

a. Branson Lakeview Estates PDD Application: Motion to move to item 4 of Old Business for further discussion.

**Moved:** CH      **Seconded:** CK

ii. **Roll Call:** GM A LS A CK A JH ABSENT CH A

RC ABSENT JM ABSENT TC A RW A

b. Branson Lakeview discussion: Changes to 9 units instead of 10, making 4 duplexes and 1 single family home. Paragraph 14, wanted to make sure the setbacks that were changed from 10' to 15' does not apply to Corp. property. Paragraph 15, 90 days to replace natural barriers,

i. **Moved:** LS      **Seconded:** CH

ii. **Roll Call:** GM A LS A CK N JH ABSENT CH A

RC ABSENT JM ABSENT TC A RW N

c. Zone Map Amendment Application: 282 John the Diver Rd. This is being denied due to spot zoning which is illegal.

i. **Moved:** CH      **Seconded:** LS

ii. **Roll Call:** GM A LS A CK A JH ABSENT CH A

RC ABSENT JM ABSENT TC A RW A

d. Zone Map Amendment Application: Blue Water Development; Parcel 13-3.0=05-003-002-001.002: Rezone from Agricultural (A1) to Commercial (C1)

e. Approved to move to Board of Trustees

i. **Moved:** LS      **Seconded:** CH

ii. **Roll Call:** GM A LS A CK A JH ABSENT CH A

RC ABSENT JM ABSENT TC A RW A

- f. Zone Map Amendment Application: Blue Water Development; Parcel 13-3.0=05-003-002-001.003; Rezone from Agricultural (A1) to Commercial (C1)
  - g. Approved to move to Board of Trustees
    - i. Moved: LS            Seconded: CH
    - ii. Roll Call: GM A LS A CK A JH ABSENT CH A  
RC ABSENT JM ABSENT TC A RW A
8. NEW BUSINESS:
- a. Sketch Plan Application/Petition to Vacate Bentree Estates: P&Z recommends to the Board of Trustees to approve the request to vacate the Plated road between the two lots and allow them to subjugated and joined to the 2 adjoining lots.
    - i. Moved: TC            Seconded: CH
    - ii. Roll Call: GM A LS A CK A JH ABSENT CH A  
RC ABSENT JM ABSENT TC A RW A
  - b. Sketch Plan Application: Crowne View Section 32 Township 23N Range 22 West # of Lots 131 into 2 lots now named 131A & 131B
    - i. Moved: CH            Seconded: CK
    - ii. Roll Call: GM A LS A CK A JH ABSENT CH A  
RC ABSENT JM ABSENT TC A RW A
9. Planning & Zoning Permits & Application Review; asking for a look over before the next meeting and would like to have a discussion regarding any changes to the site clearance amendment, such as a use it or lose it clause.
10. Items and Comments from P&Z members: None
11. Comments from Floor: None
12. Next Meeting:        April 2<sup>nd</sup> @ 6:00 PM
13. Motion to Adjourn:
- i. Moved: RW            Seconded: CH        Time: 8:08 PM
  - ii. Ayes: ALL            NAYES: NONE

Posted by Village Clerk on 3/3/25 @ 2:00 PM