

DDA and Planning Commission SPECIAL Meeting Minutes
Byron Municipal Building
September 6, 2018

Meeting called to order at 6:00 pm by Chairperson Vandemark

Roll Call – Present: Vandemark, Miller, Murphy, Bowers, and Prestonise. Absent: Bailey, Murphy-Alderman, Dickinson, and Streeter. John Enos of Carlisle Wortman and Bert Gale of AGS also present.

Agenda Approval: Bowers motioned to approve agenda; seconded by Murphy. Voice Vote: All Ayes. No Nays, 4 absent; passed

Zoning Ordinance/Master Plan Update: Vandemark indicated the board is going to review the proposed draft to the Village of Byron Zoning Ordinance and Master Plan.

Enos went through a PowerPoint presentation about Zoning and outlined Planning and Zoning, and the purpose of a Zoning Ordinance. Basics of a Zoning Ordinance is that in order to have zoning you have to have a Master Plan. Zoning decisions are permanent unless revoked by the Village for violation. Zoning is law and what you can do on your property today.

Enos indicated that an updated Zoning map will be forwarded to the board within a few days.

Enos also reviewed the reason that the PC and Village are having to update the ordinance now is that it was discovered that the 2009 Zoning Ordinance for the Village had never officially been adopted. At that time Attorney Gormley discussed w/ Enos of Carlisle Wortman that there were updates that would need to be addressed since 2009 for changes in laws, and that is what has been being worked on for the past months.

Enos says that we set the Public Hearing for the ZO, which will need to be posted in the newspaper but entire ordinance doesn't have to be printed in the paper for the posting (not all 150+ pages), but a brief description of the zoning ordinance needs to be included along with the map and Enos said he could put together the verbiage for that. Once the PC approves the ZO, then we recommend approval of the ordinance to the Village for adoption. Miller inquired as to whether a draft first has to be distributed to entities and have a 63 wait for comments prior to Public Hearing, per MML guidelines and per the Village Attorney at our last meeting. Enos said that is only for a Master Plan approval. He said he would send the requirements to Vandemark. The PH could be held in October, then Council could have it for adoption by November meeting.

Vandemark asked about the MP and future land use map. Enos verified that we did the surveys already. A Public Hearing for MP will need to take place. First draft of the MP will be approved for distribution to 'neighbors', such as County and adjacent townships. They are given 63 days for comment. Then we set the PH date for Master Plan. Then the PC is the adopting body and it doesn't have to go to Council for final approval. Planning Commission can adopt the Master Plan. Hope to have all done by year end.

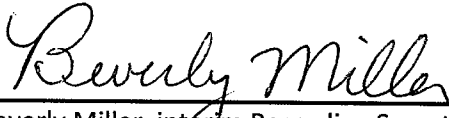

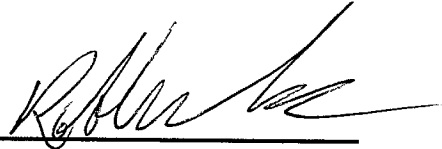
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The Planning Commission will try to get any questions answered by 10/1/2018 by Carlisle Wortman about the draft of the Zoning Ordinance. Bert Gale brought up that he had found a number of errors and areas that required clarification, in his opinion. Gale expressed strongly that the PC board proofread and review the draft closely. Bowers expressed concerns over the way "Massage Parlor" is described and depicted in the ordinance and that it is offensive. Enos will make corrections to that so that licensed Massage Therapist is listed and may just remove the verbiage about Massage Parlor completely.

Gale and Enos said they will meet within a couple of weeks to discuss in more detail some corrections. Members were encouraged to review the draft copies that we have and review the allowable uses in Article/Chapter 4. Any corrections or questions are to be given to Vandemark who will forward to Enos.

Public and Board Member Comments: None.

Meeting adjournment: Bowers moved to adjourn. Seconded by Murphy. Meeting adjourned at 7:40pm

		
Beverly Miller, interim Recording Secretary	Date	Rob Vandemark