



VILLAGE OF WINNEBAGO

ZONING BOARD MEETING MINUTES

Monday, July 24, 2023 at 6:00 PM
108 West Main Street and Virtually

To access meeting from any device: <https://global.gotomeeting.com/join/777725485>

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1. CALL TO ORDER

Meeting was called to order at 6:02 p.m.

2. ROLL CALL

PRESENT: Chairman Bill Emmert, Irv Koning, Brian Martin

ABSENT: Michael Booker, Riley Pitney

Chairman Emmert stated that a quorum was not established. Chairman Emmert proceeded with discussion of items, stating no action would be taken. Attorney Gaziano was on record stating that, although there is not a definitive answer or case law on this, but once it is determined there is not a quorum present then the meeting is closed.

3. DISCLOSURE OF ANY CONFLICT OF INTEREST

4. PUBLIC COMMENT

5. APPROVAL OF MINUTES

- a. Minutes from June 26, 2023 No quorum to approve the minutes.

6. DISCUSSION

- a. Setting Date and Time for Public Hearing - Variance Application for 213 S Benton
Chairman Emmert explained updated the members that the Building Official, Casper Manheim, stated that the variance for the garage height is not needed based on the definition of building height in the 2015 International Building Code.
- b. Discussion of Pre-Annexation Recommendation of Zoning Classification for 1515 S Meridian Road, MDDGS Enterprises, LLC (Lawn Care By Walter).
Was not discussed.
- c. Discussion of the function and duties of the Zoning Board vs Planning Commission vs Zoning Board of Appeals

Chairman Emmert explained the current zoning board structure, whether it is a Planning Commission, Zoning Board, or Zoning Board of Appeals. Attorney Gaziano explained the definitions she found of the Planning Commission and Zoning Board. The Planning Commission makes recommendations on land use development and zoning. They review development proposals, and the Zoning Board enforces zoning regulations and hears appeals decisions made by the Planning board and hear requests for variances.

7. OLD BUSINESS

a. Hubbartt Property - 108 W Main Street - UPDATE

Chairman Emmert explained to the new board member the discrepancy between the Village Zoning Map and WINGIS.ORG.

b. Alley North of 108 W Main Street

Chairman Emmert updated the board members on the issues of the alleys that appear on WINGIS.ORG. He suggested finding documentation on whether these have been vacated. Attorney Gaziano is looking into the documentation whether the alleys are vacated.

c. Solar Ordinance

Chairman Emmert updated the new board member on the solar ordinance and the process how they are addressing the issue. The Village does not have an ordinance in place for residential or commercial.

d. Review of the Unified Development Ordinance/1957 Zoning Ordinance

Chairman Emmert explained to the new zoning board member the discussion of the UDO and the inconsistencies to be addressed.

8. NEW BUSINESS

Chairman Emmert asked Mr. Martin about his availability for the scheduled meetings. Mr. Martin stated that he has a rotating schedule and as a Police Officer he cannot guarantee he will be present but as long as he has the schedule in advance he can plan on attending.

9. EXECUTIVE SESSION

10. ADJOURNMENT

The meeting closed at 6:40 p.m.

APPROVED: AUGUST 28, 2023

William D. Emmert, Chairman