



# VILLAGE OF WINNEBAGO

## ZONING BOARD MEETING MINUTES

Monday, June 26, 2023 at 6:00 PM  
108 West Main Street and Virtually

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

Or by (Toll Free): 1 877 309 2073 | Access Code: 777-725-485

### 1. CALL TO ORDER

### 2. ROLL CALL

PRESENT: Michael Booker, Bill Emmert, Franklin J Eubank, Jr, Riley Pitney

ABSENT: Irv Koning

GUESTS PRESENT: Attorney Mary Gaziano, Nolan Crawford, Tabbatha Tagliene

### 3. DISCLOSURE OF ANY CONFLICT OF INTEREST

No Conflict of Interest Noted

### 4. PUBLIC COMMENT

No Public Comment

### 5. APPROVAL OF MINUTES

#### a. Minutes - Public Hearing March 27, 2023

Motion made by Emmert

Voting Yea: Booker, Emmert, Eubank, Jr, Pitney

#### b. Minutes - Zoning Board meeting March 27, 2023

Motion made by Emmert.

Voting Yea: Booker, Emmert, Eubank, Jr, Pitney

#### c. Minutes - Zoning Board April 24, 2023

Motion made by Emmert

It was noted that there was no Quorum at this meeting.

Voting Yea: Booker, Emmert, Eubank, Jr

Voting Abstaining: Pitney

#### d. Minutes - Supplemental Public Hearing May 08, 2023

Motion made by Emmert

Voting Yea: Booker, Emmert, Eubank, Jr, Pitney

- e. Minutes - Special Zoning Board May 08, 2023

Motion made by Emmert

Voting Yea: Booker, Emmert, Eubank, Jr, Pitney

- f. Minutes - Zoning Board May 22, 2023

Motion made by Emmert

Voting Yea: Booker, Emmert, Eubank, Jr, Pitney

## **6. DISCUSSION**

- a. Hubbartt Property 108 W Main Street – Discussed facts that Village Zoning Map shows property zoned as District 3 – General Business, while WINGIS show the property as Residential. Village staff will locate documentation to determine what the zoning classification is for this property.
- b. Alley North of 108 W Main Street – Staff will try to locate documentation to determine whether this alley was dedicated and has been vacated. Same issue with respect to all alleys in the village.
- c. WINGIS Project - Zoning Classes: Staff will look into this issue.
- d. Variance Application - 213 S Benton  
Briefly discussed the square footage of the existing house, lot and proposed garage. Applicants were advised at any public hearing on their requested variance they will have the burden of proving all of the elements required for receiving a variance. President Eubank and Chairman Emmert agreed to meet with the applicants at some point in the future to conduct a pre-hearing conference on the requested variance.
- e. Number of Zoning Board Members  
President Eubank advised the zoning board that he believes a five-member board would be sufficient. He also advised the zoning board that the Village President should not be on the zoning board. He further advised the board that he intends to request the village board to separate the zoning board from the planning commission.
- f. Solar Ordinance – no discussion. Matter laid over to future meeting.
- g. Review of the Unified Development Ordinance / 1957 Zoning Board Ordinance– no discussion. Matter laid over to future meeting.

**7. NEW BUSINESS**

No new business

**8. EXECUTIVE SESSION**

The Zoning Board did not go into Executive Session.

**9. ADJOURNMENT**

Meeting was adjourned at 7:15PM

APPROVED: AUGUST 28, 2023

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William D. Emmert, Chairman

Prepared by: Rachel Windgassen