

**VILLAGE OF FREDONIA
PLAN COMMISSION MEETING MINUTES
SEPTEMBER 11, 2023**

Chairman Gehrke called the Plan Commission meeting to order at 7:00 p.m., followed by the Pledge of Allegiance.

Commission members present: Dan Gehrke, Jerry Jacque, Blake Buvid, Don Dohrwardt, and Troy Bretl.

Board members excused: Dan Wellskopf and Gerry Weiland.

Staff/Officials present: Village Treasurer Melissa Depies.

Others present: Bob and Barb Blasing.

Consent Agenda

Motion by Troy Bretl, seconded by Jerry Jacque, to approve the July 10, 2023, Plan Commission meeting minutes as presented. Motion carried unanimously.

Public Hearing for the purpose of hearing public comment on and reaction to a proposed amendment to the Village's zoning code chapter 575-83(B)(1)

Chairman Gehrke read the statement of Public Hearing.

Bob Blasing, 230 Pine Street, questioned if the Village allows variances to the setback requirements for those properties that have smaller yards.

Commissioner Dohrwardt stated that when a variance is requested, the neighbors would be notified and given an opportunity to object or agree with the request.

Hearing no other concerns the Public Hearing was closed at 7:04 p.m.

Discussion and Possible Recommendation to the Village Board on Proposed Amendment to the Village's Zoning Code Chapter 575-83(B)(1)

Chairman Gehrke stated that the Village has received two letters in support of the zoning code change.

The Ordinance clears up the setback requirement for everything including garages, sheds, play structures, etc.

Barb Blasing, 230 Pine Street, stated that ordinances state that sheds need to be 5 feet from the home. She stated that there are homes in her neighborhood that have smaller yards and the shed is closer than 5 feet to the home. Commissioner Dohrwardt stated that those property owners were probably granted a variance.

Motion by Troy Bretl seconded by Don Dohrwardt to approve the proposed amendment to the Village's Zoning Code Chapter 575-83(B)(1). Motion carried unanimously.

Items for future consideration

Chairman Gehrke stated that the Village Board has eliminated the Architectural Control Board and has reassigned those duties to the Plan Commission. The Plan Commission meets the first Monday of each month. It is anticipated that the Plan Commission will meet on a more regular basis due to the added responsibilities.

Adjournment

Motion by Don Dohrwardt, seconded by Blake Buvid, to adjourn the meeting at 7:10 p.m. Motion carried.