



**PLANNING & ZONING COMMISSION
MEETING MINUTES
JANUARY 24, 2023**

Call To Order

The Special Meeting & Public Hearing of the Planning and Zoning Commission, Village of Elwood, January 24, 2023 at 7:00 pm, was called to order by Chairman Greg Hickey.

Roll Call

Present:

Greg Hickey, Chairman
John Brach, Commissioner
Doug Vaughn, Commissioner
Michelle Peterson, Commissioner
Joe Meyers, Commissioner
Ray Galuszka, Commissioner

Also, Present:

Village Clerk/Village Administrator Julie Friebele
Village President Doug Jenco

Not Present:

Michael Norton, Commissioner

Presentation Of Minutes

A motion was made by Commissioner Galuszka to approve the minutes of the September 27, 2022 meeting as presented. Commissioner Vaughn seconded the motion. A vote was called: Commissioner Vaughn – yes, Commissioner Peterson – yes, Commissioner Meyers – yes, Commissioner Galuszka – yes, and Commissioner Brach – yes. The motion carried.

C-1 Local Shopping District Zoning Code

The Village hopes to renovate the current C-1 Local Shopping District. Discussion ensued regarding the existing buildings and current uses in the C-1 Local Shopping District. The current uses are Sunshine Food Mart, LaPasadita Restaurant, AT&T building, Minit Mart Gas Station, a previous laundromat that is now vacant, apartments, 2 unit residential home Vacant since 11/2014 – reverted to C-1 Local Shopping District, an existing vacant building purchased by Manhattan Elwood Public Library and is being renovated for a library location in Elwood.

While reviewing the current “Permitted Uses” it was suggested we consider removing uses such as:

- Video Sales and Rentals
- Dormitories and Fraternities

Perhaps adding additional “Permitted Uses” such as:

- Resale/Thrift Shop, Cell Phone Sales/Repair, and Gaming Café
- Ice Cream Shop and Coffee Shop

Furthermore, suggestions included to move some of the existing “Special Uses” to “Permitted Uses” such as:

- Bars, Pubs, Taverns, And Package Liquor Stores
- Restaurants, Food Stores, Meat Markets, Bakeries, and Delicatessens.

There was discussion to remove some of the “Special Uses Permitted” currently under the code such as:

- Filtration Plan, Pumping Station, Well and Water Reservoir
- Sewage Treatment Plan
- Telephone Exchange and Microwave Relay Tower

And to add:

- Currency Exchange
- Marijuana Dispensaries and Cannabis Stores
- Clubs
- Fitness Center

Public Comments

Members of the audience did not provide public comments.

Other Business

Chairman Greg Hickey suggested in the future we should concentrate on updating the Comprehensive Plan.

Adjournment

A motion was made by Commissioner Meyers to adjourn the meeting. The motion was seconded by Commissioner Peterson. The Planning and Zoning Commission voted in favor of the motion. The motion carried.

Julie Friebele, Village Clerk