



**PLANNING & ZONING COMMISSION
MEETING MINUTES
JULY 25, 2023**

Call To Order

The meeting of the Planning and Zoning Commission, Village of Elwood, July 25, 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
Michael Norton, Commissioner

Also, Present:

Village President Doug Jenco
Village Clerk/Village Administrator Julie Friebele
Administrative Assistant Susanna Turner
B&F Technical Code Services Sean Fallows
Deputy Fire Chief Jasen Melahn

Presentation Of Minutes

A motion was made by Commissioner Meyers to approve the minutes of the January 1, 2023 meeting as presented. Commissioner Norton seconded the motion. The Planning and Zoning Commission voted in favor of the motion. The motion carried.

Existing Buildings in the C-1 Local Shopping, C-2 Community Shopping, C-3 Town Center Business District

1. B&F Technical Code Services Sean Fallows discussed the purpose of the proposed ordinance that would amend the code of ordinances with respect to sprinkler systems to help existing buildings and structures become occupied for local businesses. This proposal is limited to existing structures in the C-1 Local Shopping, C-2 Community Shopping, and C-3 Town Center Business Districts, which in the current condition may have a large burden that may be difficult to overcome and result in the building(s) being vacant. Discussion ensued that it would be in the best interest of the Village not to require sprinkler systems in certain buildings. This proposed ordinance was designed in conjunction with the building and fire departments concerns.

Discussion included adding language to the proposed ordinance in that the building(s) be equipped with a fire alarm system. The fire alarm system shall provide partial detection in the common and public areas, utility rooms, etc. Detection shall not be required in closets and small storage rooms less than 50 square feet in size. The fire alarm system shall be provided with notification per International Building Code section 907.5 and be monitored by International Building Code section 907.6.6.

Public Comments

Members of the audience did not provide public comments.

Other Business

1. Commissioner Michelle Peterson commented on the old laundromat and the existing house on Mississippi Avenue that is in the C-1 zoning district. The condition of the structures and the possibility of commercial businesses in said structures.
2. There was discussion regarding vacant houses in the Village, specifically the house at the corner of Parks & Jackson streets. Said structure will either be repaired or demolished.

Adjournment

A motion was made by Commissioner Norton 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