

# VILLAGE OF SWANTON

## Planning Commission Meeting Minutes

January 4, 2022 • 6:30 p.m.

The meeting was called to order at 6:31 p.m. Roll call was taken; those present included: Mr. DeGood, Mr. Erdman, Mayor Toeppe, Mrs. Westhoven, and Mr. Young. Administrator Hoelzle was also present.

As the first meeting of the year, elections of officers took place.

*Mr. Erdman moved to nominated Mr. DeGood as Chairman for 2022, with Councilwoman Westhoven seconding. No discussion. Roll Call vote. ALL YES.*

*Mr. Erdman moved to nominated Mr. Young as Vice-Chairman for 2022, with Councilwoman Westhoven seconding. No discussion. Roll Call vote. ALL YES.*

Mr. DeGood asked for approval of the December 7, 2021 Meeting Minutes. It was noted to reflect "NAPA Auto Parts" on the meeting minutes. *Mayor Toeppe moved to approve the amended minutes of December 7, 2021, with Councilwoman Westhoven seconding. No discussion. Roll Call vote. ALL YES.*

The first substantive item on the agenda was a Conditional Use Application for a digital sign at Rite Aid. The existing sign is set off from the road but there are traffic signals and devices nearby. Mrs. Hoelzle did not believe the digital sign would impact motorists from most directions. Motorists traveling West on Airport Highway may be most impact but may only marginally. Mrs. Hoelzle stresses the regulations in the code regarding shut off display overnight. Overall, Mrs. Hoelzle recommend for approval. Mr. Brian Chase was present to speak on the application.

*Mayor Toeppe moved to approve the Conditional Use request for a digital sign at Rite Aid on Airport Highway, with Mr. Young seconding. No discussion. Roll Call vote. ALL YES.*

The next substantive item on the agenda was a Zoning Classification Amendment from R-2 to R-3 for 213 N. Main. Mrs. Hoelzle gave a general overview. 213 N. Main is currently a legal non-conforming use of a residential dwelling. The current zoning is R-2 Single Family Residential but the use is a Duplex (Two-Family Residential R-3). The property is depicted in the image to the right with a blue star. From a Village perspective, the property can continue as a duplex for the foreseeable future as it is legal non-conforming. The applicant indicates the request is due to financing for a mortgage loan. A company reached out to me regarding restoration if the structure were damaged. Reviewing the zoning of this property, if the zoning change was approved, it may be considered spot zoning because all properties surrounding it are zoned R-2 Single Family. Mrs. Hoelzle stated she did take into consideration all the non-conforming properties however she was hesitate to recommend the change due to spot zoning. Mrs. Hoelzle does support multiple housing options but as she

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indicated, this dwelling can continue as a duplex for the foreseeable future. The request at hand is due to a finance request.

The property owner, Mrs. Rebecca Stone, was present and she spoke about the request. She is trying to sell the home and would like to retire. It was a duplex was she bought it over 30 years ago. She had a buyer all lined up but since that buyer was going with an FHA loan the loan agency would not loan due to zoning.

Discussion ensued about the property, zoning, the reason for request.

*Mayor Toeppe moved to recommend the zoning classification amendment at 213 N. Main from R-2 to R-3, with Mr. DeGood seconding. No discussion. Roll Call vote. YES: Toeppe. NO: DeGood, Erdman, Westhoven, and Young. Motion failed 1-4.*

Mrs. Hoelzle gave a general overview of the Zoning Code update status as well as AutoZone Site Plan update.

*Mr. DeGood moved to adjourn the meeting. Voice vote. All yes.*

Adjournment at 7:44 p.m.



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Mr. Roger DeGood