

MEETING MINUTES
Village of Palmyra
PLAN COMMISSION
Wednesday June 19, 2024
Village Clerk's Office – 6:00 p.m.
100 W. Taft St.

The meeting was called to order by Chairperson Tim Gorsegner. Roll call: Gorsegner, Sheppard, Ball, Scheffner, Holcomb. Also present: Dave Anich, and Joe DeYoung-MSA Professional Services, Brad Vowels-Katter-MSA Professional Services by phone.

Approval of Minutes: Holcomb/Sheppard motion to approve the minutes from May 15, 2024 as presented. All ayes-motion carried.

New Business:

1. Discussion/possible action on a site plan from David Anich for a property at 414 S. Third Street for a 6,000 sq. ft. new building for storage. Dave speaks and wants to put the building on this lot, he says he met the setbacks. The MSA recommendations made he does not understand completely. He doesn't see an issue; the water runs to a culvert to across the street to a pond on Third St. Joe speaks: Mr. Anich is not following the 2023 CUP requirements. Mr. Anich did things to Lot 2 and Lot 3 that were part of that conditional use permit. There is fill on 3. Joe said he could combine lots 2 and 3 to avoid any setback issues. Lot 3 was rezoned a residential lot to make the neighbor happy so he can't combine it. He can take the fill off of lot 3 because that wasn't permitted. Then he could move his proposed building back away from Lot 3 further and make it a little smaller in order to maintain setbacks. Mr. Anich said that he might want to build a house on Lot 3 someday. Joe said that a Wetland delineation would need to be done before that can happen. The fence would have to be 30+ ft. from the line of lot 3.

Anich talks about the history on his properties. They used to be Industrial many many years ago and with spot zoning with the residential near industrial zoning, it makes it harder to do something with the spot zoning. He would need to submit a new site plan with the amended building size and location. Lot 1 has wetland delineation, but a probe could not penetrate the gravel fill on Lot 3. Anich will take out enough gravel and add topsoil, for a green buffer between Lot 1 and Lot 3. Joe says once Anich gets lot 3 back into compliance MSA will give him his options (guidance) give him a list of what he needs to do then. There could be a S/W pond could be built on lot 3 and be called an "out lot" at some point if needed. If Joe knows where the wetland delineation is exactly then he can make recommendation to Dave for a s/w pond or what. Postpone this item until a revised site plan can be submitted. Scheffner/Holcomb motion to postpone this until Mr. Anich has moved the fill and submitted a new site plan for MSA to review and make recommendations to him. All ayes-motion carried.

2. Update only on Lakeshore Pier's for a site plan request to clear property for an additional shop for production of piers and servicing boats at 700 S. Third St. They filled potential wetlands some of this fill is being removed right now. They will be resubmitting information to MSA to come within compliance and a new site plan. They have completed a wetland delineation. Joe is satisfied with the progress they are making. 6,000 sq ft building proposal is why they have cleared so much of an area. Outside storage is a violation so the Building Inspector can address this violation. Joe says they have a lot of work to do before this will come back to the Plan Commission.

Ball/Scheffner motion to adjourn at 7:15 pm. All ayes-motion carried.

Respectfully submitted,

Laurie Mueller
Clerk/Treasurer

Minutes approved without corrections Aug. 28, 2024