PROCEEDINGS

PUBLIC HEARING & REGULAR MEETING OF THE
PLANNING COMMISSION
at the Sharon Village Hall
125 Plain Street
Tuesday November 25th, 2025
At 7:00 pm

CALL TO ORDER – Clerk Jaymie J. Kunkel called meeting to order at 7:00 pm.

ROLL CALL – PRESENT: Peter Bushey, Jodell Carlson, Jerry Gibbons, Pamela Schutt. ABSENT: Mark A. Ruosch

Clerk requests motion to appoint pro tem chairperson – Diderich/Gibbons motion to appoint Pamela Schutt pro tem. Motion carries 5-0

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF MINUTES – Gibbons/Carlson motion to approve minutes from September 23rd, 2025 as submitted. Motion carried 5-0

PUBLIC HEARING FOR THE FOLLOWING: Pro tem chair Pamela Schutt opens the hearing at 7:02pm.

1. **ORDINANCE 10-14-2025-288 AMENDING CHAPTER 111 ZONING AND CREATING SECTION 160(7)a, 161(7)a AND SECTION 162(7)a DWELLING SIZE RS-1 AND RS-2 AND RS-3 SINGLE FAMILY DISTRICT OF THE VILLAGE OF SHARON MUNICIPAL CODE**

Chapter 111, Section 111-160(7)a Dwelling Size, Section 111-161(7)a Dwelling Size and 111-162(7)a Dwelling Size be created to read:

111-160(7)a. Dwelling Size -There shall be a minimum dwelling size of 30 feet by 40 feet.

111-161(7)a. Dwelling Size -There shall be a minimum dwelling size of 30 feet by 40 feet.

111-162(7)a. Dwelling Size - There shall be a minimum dwelling size of 30 feet by 40 feet.

2. **ORDINANCE 10-14-2025-289 AMENDING CHAPTER 111 ZONING AND CREATING SECTIONS 160(6)b, 161(6)b, AND 162(6)b RS-1, RS-2 AND RS-3 SINGLE FAMILY DISTRICT OF THE VILLAGE OF SHARON MUNICIPAL CODE**

Chapter 111, Section 111-160(6)b Yards, 111-161(6)b Yards, and 111-162(6)b Yards be amended to read:

111-160(6)b – There shall be a minimum side yard of not less than 10 feet on each side.

111-161(6)b – There shall be a minimum side yard of not less than 10 feet on each side.

111-162(6)b – There shall be a minimum side yard of not less than 10 feet on each side.

CLOSE HEARING: Diderich/Bushey motion to close hearing at 7;06pm. Motion carried 5-0

ORDINANCE 10-14-2025-288 – Gibbons/Diderich motion recommendation to the Village Board to approve AMENDING CHAPTER 111 ZONING

AND CREATING SECTION 160(7)a, 161(7)a AND SECTION 162(7)a DWELLING SIZE RS-2 AND RS-3 SINGLE FAMILY DISTRICT OF THE VILLAGE OF SHARON MUNICIPAL CODE. Motion carries 5-0

ORDINANCE 10-14-2025-289 – Diderich/Bushey motion recommendation to the Village Board to approve AMENDING CHAPTER 111 ZONING AND CREATING SECTIONS 160(6)b, 161(6)b, AND 162(6)b RS-1, RS-2 AND RS-3 SINGLE FAMILY DISTRICT OF THE VILLAGE OF SHARON MUNICIPAL CODE. Motion carries 5-0

Occupancy Permit #38.04.06 REVIEW – Gibbons/Carlson motion to table discussions on amending, suspending or 'stay as is' Occupancy permit #38.04.06 at 135 North St., North street properties until April 2026 PC meeting. Motion carries 5-0

ADJOURN – Diderich/Bushey motion to adjourn at 7:45pm. Motion carries 5-0

_____

Jaymie J. Kunkel Deputy Clerk-Treasurer

APPROVED:
PUBLISHED: