



VILLAGE OF STOCKBRIDGE
Planning Commission Meeting
305 W. Elizabeth Street, Room #112
Thursday February 2, 2023, at 6:30
UNAPPROVED Minutes

1. Meeting called to order by Vice Chair Laura Loomis at 6:37 pm.
 - a. **Roll Call:**
PRESENT: Laura Loomis- Vice-Chair
James
Jennifer Conant
Kim Morehouse

ABSENT: Daryl Anderson joined by Zoom
 - b. **Present:**
Village President Jill Ogden
Village Attorney John Gormley

Citizens were also present
 - c. **Approval of Agenda**
MOTION by James, SUPPORTED by Morehouse to approve the March 2, 2015 agenda as stated.

Motion carried with unanimous ayes.
 - d. **Approval of Minutes**
MOTION by Morehouse SUPPORTED by James to approve the minutes of January 5, 2023; with fixing a typo pointed out by Conant. 2023 not 2022.

Motion carried with unanimous ayes.
2. **PUBLIC COMMENT:** Daryl Anderson set up the conversation going into new business as we discussed 260 West Main Street and 406 West Main Street. Spoke about recommendations to Village Council for parking/Signs/Screening for 260 W. Main Street.
3. **UNFINISHED BUSINESS:** None
4. **NEW BUSINESS:** Mark Z and Eric Lorde presented the DG Market proposed new store in the Village at 260 West Main Street. Motion to discuss after the presentation made by James, seconded by Morehouse. All Planning members asked questions about the business, parking, traffic, natural screenings.
 - a. Motion made by Conant to recommend that the Planning Commission approve the site plan for the new Dollar General Market with these conditions:
 - i. All other permits be approved before construction can start



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- ii. That the Village Council approve the Planning Commission recommendation to authorize / approve reductions of ordinance 6-261 Table of off- street parking requirements table required parking stalls of 84 to 55 parking stalls as allowed by ordinance 6-260, Off street Parking requirements (e) *Flexibility in application*.
- iii. Take the Village engineer. Wolverine, comments into consideration
- iv. That a Conservation Easement to the North of the property so the business or any business going forward cannot cut down the natural grasses/natural screen needed per the Village ordinance to the residential property to the north in legal terms and approved by the Village attorney.

Motion seconded by Morehouse

Motion carried with unanimous ayes.

- b. Motion was made by Loomis after the discussion on Aviana Self Storage at 406 West Main St. and after much discussion from Bert Gale who looked over and discussed the newest sight plans with the planning Commission. It was recommended to the Village Council to approve the site plan for Avian Self-Storage with these conditions:
 - i. On condition that the North portion of the property is where outdoor storage, RV and Vehicles, will be stored on a hard surface (asphalt)
 - ii. Waive the Loading and Unloading requirements in the ordinance.
 - iii. Approve the building for Phase 2 which is acceptable as is on the design with the other buildings on the property.
 - iv. Condition on the existing driveway permit exists and a new one need if that permit can't be located.
 - v. Recommend a Conservation Easement to the North of the property so the business going forward cannot cut down the natural grasses/natural screen needed per the Village ordinance to the residential property to the north in legal terms and approved by the Village attorney
 - vi. Condition of new amended plans to show the distances with the fence and signs
 - vii. Condition of All plantings comply with the Village ordinance
 - viii. Condition of the 2-1-23 sight plan revision 2

Motion was seconded by Conant

Motion carried with unanimous ayes.

- 5. Public Comment: None
- 6. Next Meeting: March 2, 2023
- 7. Adjourned: 8:38pm All ayes



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