

**TOWN OF ELSMERE  
PLANNING COMMISSION  
MEETING MINUTES  
February 18, 2020  
6:30 P.M.**

**CALL TO ORDER:** The Planning Commission Meeting was called to order at 6:30 PM.

**PLEDGE OF ALLEGIANCE:**

**MOMENT OF SILENT PRAYER FOR THOSE WISHING TO DO SO:**

**ROLL CALL:**

CHAIRMAN	CHARLES LINDELL	PRESENT
COMMISSIONER	ROBERT ANDERSON	PRESENT
COMMISSIONER	LEON BACKER	ABSENT
COMMISSIONER	JOSE MATTHEWS	PRESENT
COMMISSIONER	KRISTA NUSCHKE	PRESENT
COMMISSIONER	MARY STEPPI	PRESENT
COMMISSIONER	VACANT	

**PUBLIC COMMENT:**

None

**APPROVAL OF MINUTES:**

Approval of the minutes from the January 7, 2020 Planning Commission Meeting

**ACTION:** Commissioner Nuschke made a motion to approve the minutes from the January 7, 2020 Planning Commission meeting. The motion was seconded by Commissioner Mathews.

**VOTE:**        5 in favor, 1 absent, and 1 vacancy        Motion carried

Lindell – Yes, Anderson – yes, Backer – Absent, Matthews – Yes, Nuschke – Yes, Steppi – Yes

**NEW BUSINESS:**

## **OLD BUSINESS:**

Review of the Comprehensive Plan

Mr. O'Neill presented a brief review of last month's meeting.

Mr. O'Neill handed out the agenda for tonight's meeting with the changes made to the future land use Map and the Annexation map. Review updated Land use Chapter and review of the schedule moving forward.

Mr. O'Neill stated his plan is to have a completed first draft by the end of the week for review. So that ideally everyone will have till March 10<sup>th</sup> to review all the information.

Commissioner Steppi asked the question as to why the church on Linden Ave was coded Institutional and now is residential which has a church and big parking lot but zoned residential.

Mr. O'Neill stated that all the Institutional properties are zoned Residential due to the fact there is no Institutional zone.

Town Manager Giles requested it to stay zoned residential. The use is Institutional, but the zone is Residential.

Commissioner Mathews and Chairman Lindell requested clarification from Mr. O'Neill about the zoning and whether it's labeled Residential or Institutional.

Mr. O'Neill stated that he will change back to Institutional, but it is zoned residential that does not change.

Commissioner Steppi asked if there has ever been discussion about making Kirkwood Highway mixed use and the response from Town Manager Giles was yes but with opposition. There are several factors about building taller and creating issues with creating shaded areas for the housing behind.

Mr. O'Neill and Town Manager Giles talked extensively about the annexation map and the future land use map and the procedures.

Mr. O'Neill gave a brief review of the upcoming schedule to be expected. The plus review and the guidelines.

Mr. O'Neill asked if there were any questions regarding last month meeting and this month meeting.

## **ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:**

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**ACTION:** Commissioner Nuschke made motion to adjourn the meeting. The motion was seconded by Commission Mathews.

**VOTE:** 5 in favor, 1 absent, 1 vacancy Motion carried

Lindell – Yes, Anderson – Yes, Backer – Absent, Mathews – Yes, Nuschke – Yes, Steppi – Yes

At this time, the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the February 18, 2020 Planning Commission meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

  
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CHARLES LINDELL, CHAIRMAN

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LEON BACKER, SECRETARY  
In Leon's Absence (Robert Anderson)