

Village of Sheridan
Zoning Board of Appeals/Planning Commission Hearing
February 3, 2025

The Zoning Board of Appeals/Planning Commission met on the above date with the following members present: Jamie Walker, Mike Mott, Randy Murley and Jack Harris. Maggie Cimbalista, David Bardson and Tami Johnson were absent.

Attorney Burton began reviewing the updated Zoning Map that has been worked on for a while. Mike Mott inquired about why we have so much added to the north of town on the map. Clerk Grimwood explained that we have removed the 2nd Addition to Greenfield Subdivision and Twin Acres Subdivision. There is still an annexation to the north of that, Meghan Estates, will be addressed in 2027. Mike then brought up the small map in the corner with street names were too small and several names were incorrect that were on there. He had issues with Park Avenue in particular. He would like to see all using the same name, including street signs for this. He then mentioned the loop showing at the end of Park Avenue. Attorney Burton felt this area was a right-of-way area. Mike also was concerned that if new first responders used this map to get to an address, this would be confusing to them if they weren't familiar with the area. Mike Mott made a motion to make corrections to the map and review again after these were done. Jack Harris seconded the motion. All were in favor. Motion Carried.

The board reviewed several text changes regarding maintenance of permits. Record keeping duties are being contemplated and reporting monthly to the village board. Jim Castelli recommended possible extension of new construction permit expiration to one year for completion. Roofing and siding were also discussed regarding applications and inspections for those. Jamie Walker felt it was a good idea to have the language in the code book. Wendy Greenrod also mentioned there is added language for review of the Building Inspector and Zoning Enforcement Officer to communicate any inspections done, project completions, or verbal or written notices to the Village Clerk for documenting.

Minutes from November 4, 2024, were reviewed. Mike Mott motioned to approve the minutes as presented. Randy Murley seconded the motion. All were in favor. Motion Carried.

Jamie Walker mentioned the change to sewer cleanout work would now be \$25.00 for inspection. This has been approved by the Village Board previously. Applications will be looked at for sewers regarding fees and assuring they are correctly worded.

PUBLIC COMMENT

Wendy Greenrod stated that Jim Castelli mentioned to her that he was going to waive the charge to the village for his inspection of the sewer cleanouts.

Marlene Woodward inquired if anything is foreseen with zoning for budgeting purposes. Jamie Walker mentioned that Calico Café would be breaking ground soon and wasn't sure of the inspection costs for that. Attorney Burton stated that costs would likely be passed along to the permit applicant.

Mike Mott inquired on whether or not his neighbor has received a permit for the fence. He was told yes; they have a permit. He then inquired about the grocery store and the work being done there. No

one present was aware of what was being done. He then asked about the right-of way as it relates to new business owners. Attorney Burton replied that if the existing exterior walls were going to be replaced then it would be an issue. If what is there currently continues to stand there would be no issues. Discussion was held regarding the grocery store and inspections of the work being done. Members felt our building inspector should go over and speak with them.

The next hearing will be scheduled for March 3, 2025 at 6:00PM.

There being no further business, Jack Harris motioned to adjourn the hearing. Randy Murley seconded the motion. All were in favor. Motion Carried.

Respectfully Submitted,

Cathy Grimwood
Village Clerk