

PLAN AND ZONING COMMISSION  
MEETING MINUTES - DRAFT  
August 5, 2025

**CALL TO ORDER:** The meeting was called to order at 6:00pm on Tuesday August 5, 2025.

**ROLL CALL:**

Members Present: Steve Briney, Bob Buchanan, Robert DeAtley, Chad Graham, and Philip Schaefer.

Members Absent: Mike Buzicky and Lindsey Hall.

Others Present: Village Attorney Joe Chamley and Village Planner Abby Heckman.

**PUBLIC COMMENT:** Mr. DeAtley asked if there were any public comments related to items that are not on the agenda. No one from the public came forward.

**MINUTES:** March 4, 2025

Briney moved to approve the March 4, 2025 PZC minutes as submitted. Schaefer seconded. ROLL CALL. 5-0. Motion Passed.

**PUBLIC HEARING(s):**

CU2025-01: PAUL AND BROOKE SAHNI

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH PRIVATE RECREATIONAL FACILITIES WHERE BUILDING DO NOT OCCUPY MORE THAN 10% OF THE SITE ON 14.4± ACRES OF LAND LOCATED ON THE EAST SIDE OF RANCH LANE APPROXIMATELY 320 FEET SOUTH OF THE KARADAN DRIVE AND RANCH LANE INTERSECTION

Mr. DeAtley read through the public hearing procedure instructions.

Joe Chamley swore in Abby Heckman.

Abby Heckman presented an overview of the information from the case memo and the draft resolution.

Mr. Briney asked how close the buildings were planned to be from each other.

Abby Heckman stated the applicant would need to answer.

Joe Chamley swore in Chris Myers, general contractor for the property owner.

Chris Myers stated they did not have a distance between the building set yet. They intend to have a patio area in between with some seating in between but the design has not been finalized.

Mr. DeAtley asked if there would be another review before they could build.

Abby Heckman stated, yes, they would need to submit for a building permit and staff would review it based on conditions and other required rules.

Chris Myers stated he thought the buildings would be no farther apart than 30ft.

Mr. Schaefer asked where they plan to park.

Chris Myers stated they intend to use the gravel parking area that already exists next to outdoor basketball court.

The PZC and Chris Myers discussed the location on the lot. Photographs provided by the applicant showing the existing conditions on the site were presented and discussed.

Mr. DeAtley asked what the overall maximum building height would be.

Chris Myers stated they were staying within a 20 foot maximum eave height.

Mr. DeAtley asked if there was anyone from the audience that wanted to speak.

Joe Chamley swore in Paul Sahni, property owner.

Paul Sahni stated he has a small group of guys that have played basketball together for many years and they have had a hard time finding places to play. They want to make it look nice and the neighbor across the street is the most affected. He has talked to the neighbor about the project.

Mr. DeAtley asked if there was anyone else that wanted to speak. No one came forward.

Buchanan moved to close the public hearing for CU2025-01. Graham seconded the motion. ROLL CALL. 5-0. Motion Passed.

**RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**

CU2025-01: PAUL AND BROOKE SAHNI

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Mr. DeAtley stated his biggest concern was impact on the neighbors and seeing that no one has spoken against the case eases that concern. They are also charged with evaluating the highest and best use of the property and given the road is substandard, this could be the best use.

Abby Heckman stated that the draft resolution has not been prepared to tie the conditional use with a particular site plan and that the 10% coverage limitation and zoning district setbacks would apply unless a condition is added which limits that further. Also, maximum height in the zoning district would allow a principal structure of up to 45 feet in height. The buildings would not be limited to a 20-foot maximum height as is typical for residential accessory structures.

Mr. DeAtley read through the findings of fact in the draft resolution and asked the PZC to speak up if they do not agree.

Joe Chamley suggested the use of not applicable for particular findings of fact and suggested wording adjustments.

Buchanan moved to recommend granting CU2025-01 with conditions and with the findings of fact as stated. Schaefer seconded the motion. ROLL CALL. 5-0. Motion Passes.

Abby Heckman stated the case would be presented to the BOT in two (2) weeks at their study session where it will be discussed only.

**COMMISSIONER / STAFF COMMENTS:** NEXT PZC MEETING – September 2, 2025

Mr. DeAtley asked about the large signs that were installed at Franklin and Lombard.

Abby Heckman stated that staff were aware of the signage that went up without a permit and notified the owner immediately. The signs installed exceed what is allowed by the Zoning Ordinance. The sign company is working on a permit submittal and will have to submit signage that is compliant with the rules.

Mr. Schaefer asked who reviews those permits.

Abby Heckman stated that she reviews sign permit applications, and it would not come before the PZC unless someone was asking for a variance. Staff do not anticipate the content of the sign to change just the size. Staff are limited to determining if the sign content is advertising on- or off-premise activity. Off-premise signage is prohibited.

Abby Heckman stated the PZC should meet in September for a final plat.

**ADJOURN:**

Graham moved to adjourn the meeting. Schaefer seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 6:41pm.

Respectfully,  
Abby Heckman, Village Planner