Planning Board Meeting

May 18, 2026

Meeting Minutes

In Attendance:

Chairperson:	Zac Pearson	Present
Members:	Chris Batson	Present
	John Thompson	Present
Alternate Members:	Jerry Hanen	Present
	Leslie Dotson	Present
Village Attorney:	Maria Donavon	Present
Village Engineer:	John Queenan	Present
Recording Secretary:	Angel Rodriguez	Present

Chairperson Z. Pearson called the Planning Board meeting to order at 7:30PM.

- Pledge of allegiance
- Approval of minutes for February 23, 2026.
    - Chairperson Z. Pearson motion to approved the minutes for February.
    - Motion to accept: 1st by member J. Thompson, 2nd by member C. Batson.
    - Motion reject: by member J. Hanen.
    - Vote: 4 – 1.
- Board's Business
    - Public hearings:
        - **80 West Main Street**

Project Description: To expand the existing building located at 74 West Main Street onto the vacant lot located at 80 West Main Street.

M. Donovan: Did not receive an updated map showing the driveway opening to be correct and no entrance gate. Recommends the board not to review and directs the hearing to be moved to June 15, 2026 meeting date.

Z. Pearson: Board has not heard back from the county with regards to this project. Will open today's public hearing and allow applicant to make the scheduled presentation. Public hearing will remain open until June 15, 2026, giving applicant time to update map. County response should also be received by June's meeting date.

- Chairperson Z. Pearson motion to open hearing

- Motion to accept: 1st by J. Thompson, 2nd by C Batson, Vote: 5-0.

No one from the public present to speak at this hearing.

- Chairperson Z. Pearson motion to keep public hearing open until June 15, 2026.
- Motion to accept: 1st by J. Thompson, 2nd by L. Dotson, Vote 5-0.

- **35 North Street**

Project Description: Site consists of three existing tax parcels, two are vacant lands and one contains an existing single-family dwelling. The applicant proposes a minor subdivision to create one additional residential lot and adjust the lot line between lot 305-14-12 and 305-14-16.1 so that the line no longer runs through the dwelling.

M. Donovan: Public notice was not published in local newspaper in time for today's meeting. Recommends the board not to review and directs the hearing to be moved to June 15, 2026 meeting date.

Z. Pearson: Will open this public hearing and allow the applicant can make his presentation as well as allowing the public to voice their concerns. Public hearing will remain open until June 15, 2026.

Shawn Arnott, Project Engineer: Shows residents that are present, the map showing the proposed new subdivision.

- Chairperson Z. Pearson motion to open hearing
- Motion to accept: 1st by C. Batson, 2nd by L Dotson, Vote: 5-0

Mr. & Mrs. S. Trappe, 41 Center Street: Strongly believe that this proposal raises significant concerns related to the neighborhood character, environmental impact to local wildlife, tree removal, reduced privacy, additional traffic, potential drainage issues, and overall compatibility with the surrounding area. The new property lines will also affect his property as they encroach onto his property. Mr. Trappe also presented a petition, signed by surrounding neighbors, expressing their strong opposition to the proposed subdivision.

Mr. Fredrick Thurman, 46 Center Street: Expressed concern over several mature trees located on his property that overhang the proposed property. He is concert that cutting back the overhanging limbs may damage his trees to the point of killing them. Native hawks also nest in these trees, and he is concerned that they may be affected. Traffic, privacy and fire access roads are also major concerns.

Brian Amrhein, Applicant**,** 35 North Street: States that he has lived on his property for 40 years. Within that time, he has never had a drainage problem since his property is "as flat as a football field". He has never seen any families of hawks in the area and understands his neighbors' concerns regarding the trees.

Z. Pearson: Drainage issue, as well as any concerns over trees, can be addressed by the engineers. Regarding the density issues of proposed new subdivision, all new lots do conform to village code.

- Chairperson Z. Pearson motion to keep public hearing open until June 15, 2026
- Motion to accept: 1st by J. Thompson, 2nd by L. Dotson, Vote 5-0

- Adjournment
  - Chairperson Z. Pearson motion to adjourn this public meeting.
  - Motion to accept: 1st J. Hanen, 2nd L. Dotson.