

Rooms A&B: 1:30-3pm

Tuesday, March 4, 2025

CALL TO ORDER

The meeting was called to order at 1:31 P.M.

STAFF

Meg Leatherman, Zoning Administrator; Johnnie Burns, Village Manager; Ben Sparks, Superintendent of Water and Electric; Aaron Arellano, Planning and Economic Development Coordinator

PLANNING COMMISSION

Planning Commission members present were Susan Stiles, Chair, Scott Osterholm and Gary Zaremsky. Stephen Green and Gavin DeVore Leonard were unable to attend.

PROJECT PARTICIPANTS

Choice One: Brad Warnock
Windsor Group: Eric Alfeiri; Alex Dorsey; Jason Dorsey

WORK SESSION

Windsor Group representative Eric Alfeiri outlined the project, providing a high-level overview.

The Kettering Building location is proposed to contain one-and-two bedroom studio apartments, with a total of 43 units proposed. The site is an “adaptive reuse” proposal, with renovation of the existing structure the goal.

The presenters stressed that sustainability is a hallmark for their company and indicated that the building infrastructure would be upgraded, but provided no details.

The building is expected to cater to “older adults”.

The presenters noted that they would like to use a 1:1.5 unit to parking space ratio, rather than the 1:2 ratio required per the zoning code.

Stiles and Zaremsky pushed back on this idea, citing rationale for the 1:2 ratio.

Leatherman clarified that Choice One will assess utility and stormwater needs when the site plan is submitted.

Leatherman noted a letter submitted by Choice one stating that the area density proposed does not warrant the need for a traffic study at this time.

Planning Commission members asked that the following matters be addressed in the site plan: Charging Stations; Walkability and Parking.

ADJOURNMENT

The meeting informally adjourned at 4:06pm.

Susan Stiles, Chair

Attest: Judy Kintner, Clerk

Please note: These minutes are not verbatim. Minutes are available upon request from the Clerk of Council.