

Minutes of

VILLAGE OF MILAN

PLANNING COMMISSION MEETING

January 24th, 2024

4:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Minutes of 12/12/23 Meeting
4. Review/Discussion of Sign Size Allowance in Overlay Districts and Accessory Building Size in "R" Districts
5. Old Business
6. New Business
7. Adjournment

A meeting of the Village of Milan Planning Commission was held on Wednesday, January 24th, 2024 at 4:00 pm in the Milan Municipal Building.

Present	Absent
Dave Krouth	Betty Boltz
Jerry Mader	Greg Collins
Bill Favri	Dan Verbeke
Ed Weinert	
Richard Stone	

Others present: Stephen Moller, Retired Inspector
Danielle DeWaele, Recorder

1. Roll Call

The meeting was called to order at 4:00 pm by Chairman Dave Krouth, who asked for a roll call for attendance. It was noted that Commission Members Krouth, Mader, Favri, Weinert, and Stone were present. Commission Members Boltz, Collins, and Verbeke were absent.

2. Pledge of Allegiance

Chairman Krouth led the Pledge of Allegiance.

3. Minutes of the 12/12/23 Meeting

The meeting minutes from December 12th, 2023 were previously submitted to the members. No corrections were noted. Commission Member Stone made a motion to approve the minutes, Commission Member Bill Favri seconded, and the motion passed to accept the 12/12/23 meeting minutes as presented.

4. Review/Discussion of Sign Size Allowance in Overlay Districts and Accessory Building Size in "R" Districts

Retired Inspector Steve Moller gave a review of the size specifications of signs in overlay districts and accessory buildings in "R" districts. Commission Member Weinert mentioned that Stacks Pancake House off of the Milan Parkway has an additional sign out by the road. Chairman Krouth commented that it may be necessary to look into a sign such as for a shopping center, with all of the businesses included on it. Mr. Moller stated that he will mark the changes to a 25-foot height and 120-square foot size maximum for freestanding signs in the CICOD districts, but will wait to look into specifications for a shopping center sign and approve them all at the same time.

Mr. Moller also reviewed the issue of accessory buildings. Currently they are not allowed to be larger than the primary structure and may not exceed 30% of the rear yard. A standard garage size is 720 square feet, which is usually bigger than many houses here in Milan. He is suggesting to take out the wording that states the accessory building structure cannot be larger than the primary structure. Commission Member Weinert made a motion to approve the accessory building size specification as amended, and Commission Member Mader seconded. All Commission Members voted "aye;" motion passed.

5. Old Business

Mr. Moller gave an update on the grow facility project on Tech Drive. There is a covenant of that addition that requires a minimum of 15% brick veneer, and under the HCOD, a minimum of 25%. They agreed to use a manufactured panel of brick to satisfy the 25% regulation and a pressed-steel siding. He remarked that the new building design from Legat Architects is much better than the previous design. He is going to make sure a new landscape plan will be provided.

6. New Business

Commission Member Weinert commented that it is time to review the 5-year comprehensive plan, which is usually done every 5 years. Chairman Krouth stated that he will contact Mayor Dawson to get that started.

The February meeting is canceled, and the next meeting will be March.

8. Adjournment

With no further business to discuss, Commission Member Weinert motioned for adjournment at 4:43 pm. The motion was seconded by Commission Member Stone, and Chairman Krouth adjourned the meeting.

Danielle DeWaele
Recorder