

AGENDA
VILLAGE OF GRAND BEACH
PLANNING COMMISSION MEETING

January 26, 2023
6:30 P.M. CST – 7:30 P.M. EST

1. Call to Order – 7:34 PM EST – Grand Beach Village Hall

Robert Kegan – Present
Laurie Roche – Present
Harry Walder – Present
Paul Leonard – Present
Liz Grim – Present

2. Adoption of Agenda
Leonard moved to adopt, seconded by Walder

Role Call Vote:
Robert Kegan – Aye
Laurie Roche – Aye
Harry Walder – Aye
Paul Leonard – Aye
Liz Grim – Aye

Motion carried 5-0

3. Approve Meeting Minutes, September 22nd, 2022
Kegan moved to adopt, seconded by Roche

Role Call Vote:
Paul Leonard – New member not present at last meeting
Liz Grim – New member not present at last meeting
Robert Kegan – Aye
Laurie Roche – Aye
Harry Walder – Aye

Motion carried 3-0

4. New Business

a. Introduction of New Members / Ex Officio Member

- Liz Grim and Paul Leonard were introduced as new members to the planning commission
- Harry Walder, Ex Officio Member, was introduced as the new Village Council Member on the board.
- Jim Bracewell and Frank Giglio were thanked for their years of service to the village.

b. Vacancy of Vice-Chair Position

- Walder nominated Liz Grim to be Vice-Chair, Paul Leonard seconded.

c. Update on Short-Term Rentals – Police Chief Ryan Layman

- The board reviewed an email from Ryan Layman reporting that 17 rental inspections had been performed, and 1 had passed as fully compliant. Applicants will be re-inspected following required alterations and improvements.

d. Pre-Application Conference – 10 Acre Site

- Andrew Kelly introduced himself to the Planning Commission as the new owner of the 10 acre plot along the 4th hole, referencing his partners, all immediate family members. Kelly referred to his review of Grand Beach's ordinances and presented a plan to separate 19 lots which would all exceed Grand Beach's minimum zoning requirements. Kelly referred to relevant Grand Beach ordinances, specifically Article X – Planned Unit Development, of the Grand Beach zoning ordinance.
- Commission member Kegan informed the group he was first cousins with Kelly and would recuse himself from voting matters if the group felt that were appropriate.
- Leonard laid out several issues that would eventually need to be planned out and engineered such as water usage / capacity, storm drainage, and setbacks. Additionally, Kegan suggested roadway access be discussed with the Village Council and Planning Commission as part of early conceptual planning. Roche and Bracewell (as a member of the public) discussed the need for sewers as opposed to septic systems.

e. Discussion of Master Plan and Task Force

- Roche introduced the initiative to form a new Grand Beach Master Plan, and that a new Master Plan would be developed internally by officials, staff, and volunteers within Grand Beach.

5. Public Comments – General

- Mr. Macheliski questioned the use of a Planned Unit Development and highlighted the importance of the Village to understand impacts of residential density and how it impacts infrastructure.
- Karen McHugh voiced that she would be against any homes with frontage on Grand Beach Road.
- Brendan Duffner introduced himself as a salesman and said he would have done a better job presenting the information brought by Kelly. Duffner told Kegan he should quit and work for Kelly.
- Angela Trainor highlighted the extreme importance of completing due diligence on infrastructure requirements prior to a project such as Kelly's.
- Vikki McHugh suggested that building permits be limited.
- Bill Lambert suggested that a sewer system, not septic systems, would be required for the Kelly property.
- Kegan committed to recuse himself from voting on any matter involving the Kelly property.

6. Adjournment

Walder moved to Adjourn at 8:45 ET, Kegan seconded to adjourn. The motion carried unanimously 5-0.

Respectfully,

A handwritten signature in blue ink, appearing to read 'R. Kegan', with a long horizontal line extending to the right.

Robert Kegan
Planning Commission Secretary