

Village of Bellaire

PLANNING COMMISSION

Commissioners:

Patrick Boyd

Fred Harris

Don Seman

Christine Langdon

Daniel Wilson

Posted: March 13th at 2:00 PM

PLANNING COMMISSION SPECIAL MEETING MINUTES

March 4th, 2025

5:00 PM

I. Call to Order: The meeting was called to order at 5:00 PM.

II. Roll Call – Attendance:

Present: Fred Harris, Christine Langdon, Patrick Boyd, Daniel Wilson

Absent: Don Seman

Staff Present: Angela St. Pierre, Clerk / Zoning Administrator

Public Present: Tammy Dewulf, Dave Ciganick, Andrew Turner

III. Approval of Agenda: The agenda was approved as presented.

Motion by Harris, seconded by Langdon to approve the agenda as presented. Motion passed by unanimous voice vote.

IV. Approval of Minutes – January 14, 2025: The minutes of the January 14, 2025 meeting were approved as presented.

Motion by Harris, seconded by Wilson to approve the minutes of the January 14, 2025 meeting as presented. Motion passed by unanimous voice vote.

V. Conflict of Interest: None presented.

VI. Public Comment: None presented.

VII. Old Business: None presented.

VIII. New Business

a. Rezoning of Parcels 05-41-030-017-00, 05-41-030-018-00, 05-41-030-018-10, 05-41-300-001-00, 05-41-300-003-00, 05-41-300-005-00, 05-41-300-006-00, 05-41-300-007-00, 05-41-300-008-00, and Proposed Zoning Ordinance Amendment to Section 4.02.A.3 to allow for multiple family dwellings in R-3 Residential zoning district.

i. Opening of Public Hearing- The public hearing concerning the rezoning of parcels 05-41-030-017-00, 05-41-030-018-00, 05-41-030-018-10, 05-41-300-001-00, 05-41-300-003-00, 05-41-300-005-00, 05-41-300-006-00, 05-41-300-007-00, 05-41-300-008-00 was opened at 5:03 PM.

ii. Public Comment:

1. Dave Ciganick spoke on behalf of the Bechtold family on rezoning their properties from Commercial to R-1 Residential. He spoke about how paperwork had been recorded that stated the intent of the properties of Holiday Acres was for family

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dwelling. He stated that changing these properties to Commercial may have been a mistake made by the Village previously. He stated that keeping these properties as Commercial makes it difficult for individuals to get loans to sell their property.

2. **Tammy Dewulf** spoke on how she feels as though it would be beneficial for a residential property to be zoned as Commercial.
 3. **Dave Ciganick** answered that it doesn't benefit the property owner and makes it more difficult to get a loan to buy commercial properties.
 4. **Member Boyd** clarified that rezoning the parcels as suggested does not affect the businesses that are already operating.
 5. **Andrew Turner** asked Dave Ciganick if he was okay with rezoning to either R-1 or Village Commons as he was advocating for R-1.
 6. **Dave Ciganick** answered that for the loan process for the properties he is advocating for, it is better to have them zoned as R-1.
- iii. **Closing of Public Comment Period-** The public hearing concerning the rezoning of parcels 05-41-030-017-00, 05-41-030-018-00, 05-41-030-018-10, 05-41-300-001-00, 05-41-300-003-00, 05-41-300-005-00, 05-41-300-006-00, 05-41-300-007-00, 05-41-300-008-00 was closed at 5:15 PM.
- iv. **Opening Public Hearing-** The public hearing concerning the proposed Zoning Ordinance amendment to Section 4.02.A.3 to allow for multiple family dwellings in R-3 Residential zoning district was opened at 5:15 PM. Member Boyd explained that this change would still require a special use permit through the Planning Commission. He went on to explain that an individual is interested in removing a mobile home on a R-3 zoned parcel and building a duplex in its place.
- v. **Public Comment Period**
1. **Tammy Dewulf** asked if there were any other duplex's in the area.
 2. **Member Boyd** answered that yes there are other duplex's but not in that immediate area.
 3. **Andrew Turner** asked if there was any outrage to the neighbors to see how they would feel about that going on (duplex being built).
 4. **Member Boyd** answered that the purpose of this special meeting was to get those opinions.
 5. **Andrew Turner** then asked if there would be any sort of criteria needed for this sort of project.
 6. **Member Boyd** answered that the Planning Commission will still have to meet concerning any project such as this.
 7. **Clerk St. Pierre** clarified that there is already criteria concerning duplexes in the Zoning Ordinance and that making this change would only change where they are permitted.
- vi. **Closing of Public Comment Period-** The public hearing concerning the proposed Zoning Ordinance amendment to Section 4.02.A.3 to allow for multiple family dwellings in R-3 Residential zoning district was closed at 5:18 PM.
- vii. **Deliberations**

*Attached and incorporated herein to these minutes is the signed Decision and Order dated March 4th, 2025

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Deliberations began with Member Boyd reading the specific finds of fact under section 11.01.A.3.E regarding the rezoning of parcels 05-41-030-017-00, 05-41-030-018-00, 05-41-030-018-10, 05-41-300-001-00, 05-41-300-003-00, 05-41-300-005-00, 05-41-300-006-00, 05-41-300-007-00, 05-41-300-008-00 (See attached decision and order.)

Motion by Boyd, seconded by Harris to recommend to the Village Council to move forward with rezoning parcels #05-41-030-017-00, 05-41-030-018-00, 05-41-030-018-10, 05-41-300-007-00, 05-41-300-008-00, 05-41-300-001-00 to “Village Commons”, and the rezoning of parcels #05-41-300-003-00, 05-41-300-005-00, and 05-41-300-006-00 to “R-1 Residential”. Motion passed by voice vote.

***Attached and incorporated herein to these minutes is the signed Decision and Order dated March 4th, 2025.**

Deliberations began with Member Boyd reading the specific findings of fact under section 11.01.A.3.E regarding the proposed Zoning Ordinance amendment to Section 4.02.A.3 to allow for multiple family dwellings in R-3 Residential zoning district.

Motion by Boyd, seconded by Harris to recommend to the Village Council to approve the Zoning Ordinance amendment to Section 4.02.A.3 to allow for multiple family dwellings in R-3 Residential zoning district by special use permit.

IX. Correspondence/Reports: None presented.

X. Member/Public Comment:

- a. **Andrew Turner** called a point of order on the voting of the entire meeting where there was no ask for the vote of opposition.
- b. **Member Boyd** answered that he could hear the other members votes in support and did not feel the need to ask for opposing votes.
- c. **Tammy Dewulf** stated that she is new to the area and had difficulty knowing what parcels were up for discussion. She asked if it were possible to have pictures of the front of the building provided to know what buildings were being discussed.
- d. **Member Boyd** answered that when a site plan is submitted there will be more information provided such as site drawings.

XI. Adjourn: The meeting was adjourned at 5:34 PM to the call of the chair.

Minutes compiled by:
Angela St. Pierre, Zoning Administrator

Minutes are subject to approval.

Approved: _____

Date: _____