

VILLAGE OF EAGLE
PLANNING COMMISSION MEETING MINUTES

JUNE 26, 2023 AT 7:00 P.M.

EAGLE FIRE & RESCUE DEPARTMENT – 705 S. 1ST STREET

The June 26, 2023 Planning Commission Meeting was called to order at 7:00 P.M. by Chairman, Terry Caddy. The chairman made the announcement that the Open Meetings Act is posted on the east wall of the Fire Hall meeting room and that the meeting announcement and agenda were posted at the announcement boards located at the Eagle Park, Village of Eagle Office, and the Village of Eagle Fire Department.

Roll call of Planning Commission Members present included: Terry Caddy, Ashley Moyer, Randy Todd, Austin Beck, Willa DiCostanzo, and alternate John Surman being present. Justin Davison was absent. Rick Hestermann the Village Building Inspector and Zoning Administrator along with Terri Todd the Village Chair were in attendance.

The first item of business on the agenda was the approval of the minutes of the previous meeting of May 31, 2023. Randy moved and Willa seconded the motion for approval of the minutes as typed and presented. Discussion was called for – seeing no changes or discussion the motion for the approval of the minutes was voted on and carried.

Surman – yes, Caddy – yes, Todd – yes, Moyer – yes, Beck – yes, and DiCostanzo – yes

The second item of business was a work session reviewing the Eagle Zoning Ordinance. The commission members reviewed pages 58 thru 129 of the revised Zoning Ordinance making a number of wording, spelling, edit changes along with discussion and analysis of several specific topics. The specific topics are listed below:

1. Solar Panels – should the requirements be the same for size and placement on Residential Estates and Agricultural property in Eagle’s ETJ as they are within the Village limits. Discussion was centered around size, height, possible side yard placement, personal use verses potential commercial use, and future potential need for alternatives. The Commission members are taking this item under advisement until the next meeting to gather more information.
2. Dangerous materials warehousing/storage – including such businesses as bottled gasses, chemicals, fireworks, petroleum products, and other flammable and/or toxic materials – discussion centered around what zoning area or areas would be best suited for these types of enterprises. The general discussion centered around the Heavy Industrial Zoning, however the Commission members are taking this item under advisement until the next meeting to gather more information.
3. The Commission discussed Mother-in-Law resident quarters. The Commission members after lengthy discussion agreed not to make any recommendation for changes to the current zoning regulations.
4. Fencing between Agricultural zoned land and Residential zoned land – under current regulations barbed wire can not be used as a fencing material between Agricultural zoned land and residential zoned land unless the fencing material was present as residences encroached upon agricultural land. After much discussion the recommendation was made for changing this current regulation in the zoning to allow a farmer to use barbed wire as a fencing material even if it was not present before encroachment took place by residential properties. This would allow the agricultural producer to use one of the most cost effective and efficient fencing materials to hold livestock grazing stocks or pasture.

The Planning Commission adjourned the review and work session at 9:00 P.M.