

PUBLIC HEARING ON VERBIAGE CHANGE
JANUARY 30, 2023

The Lincoln Village Council and the Planning Commission for the Village met on Monday January 30, 2023 at 6 p.m. at the Village Hall/fire hall. The meeting opened with the Pledge of Allegiance. Those present included Village President Sheila Phillips, Village Treasurer/Zoning Administrator Marsha Mahalak, Village Clerk Linda Somers and Council Members Jason Durham, Bonny Gauthier, Debbie Lucas, Dorene Schick, Brett Wambold and Brent Werth. Members of the Planning Commission present were Marcie Cowles and Christine Skuse. Absent was Planning Commission Chairman Marilyn Wissmiller and Planning Commission member Destinee Wambold. Village Attorney Matt Wojda was also present as well as many guests. President Phillips stated that the only purpose of this meeting is to discuss the possible change in verbiage to our current ordinance that does not allow for townhomes and condominiums. President Phillips thanked John Smith of Northeastern Window and Door for donating chairs to be used for the meeting tonight. Additionally, thanks to Larry and Kyle Apsey for providing us with a sound system. Colored zoning maps were provided so that everyone could see what areas were being considered for the Verbiage change. Meeting was opened to Public Comments.

Gary Wnuk of Mitchell Township. Said he will stand with us for doing the right thing. Kathy Schwartz asked about what the change is that we are looking at. We are discussing whether or not to add verbiage that would include Condominiums and Town Homes to the Ordinance. Apartments are already included in the ordinance. President Phillips read the description of the dwellings and what are the allowable structures within the B1 district. The two words that are being possibly added are Condominiums and Town Homes. She gave a description of both as well. Teri Goldstrom, Village of Lincoln spoke of her concerns with what this will do to the already stretched First Responders, Fire Departments and Police Departments. Nick Goldstrom, Hawes Township spoke. He is concerned about the sewer system that could potentially cause problems. We do not have the ability to add too many more residences to our system. Kirk Belt, Village Resident questioned it this would mean rezoning the entire B1 district. Does it have to be done in this manner? President Phillips stated that we are not going to spot zone. Whatever decision is made will affect all the B1 district. Village Resident Liz Connolly spoke. She is wondering why there are places spots that have 2 different zoning areas side by side. These may have been grandfathered in from many years

ago. Attorney Wojda talked about the earlier ordinances or zoning that was in place in the past. Natalie Goldstrom addressed concerns about the sewer system being overtaxed. President Phillips stated that whatever may be done in B1 areas is not our concern as we do not have the ability to add that many more people to our system. Rosie Perrin asked if more residents moved in would they be able to connect to the system. Under the current conditions of our system we don't foresee any additions to the sewer system. Gary Wnuk expressed concerns about the traffic along Barlow Road with the possible addition of the new ACCOA complex. President Phillips stated that when the road work was done along Barlow Road an extra turn lane was added by Krismart and Dollar General. She stated that the ACCOA grant was given extra points due to its close proximity to the grocery stores, school and clinic. Kathy Schwartz stated that she felt a lot of people did not show up for the meeting due to the concerns over not being able to talk about the ACCOA grant. Teri Goldstrom is concerned about whether or not there will be enough people to fill apartments or townhomes. Nick Goldstrom is concerned about whether or not the Village is going to be left holding the bag if the buildings are not finished. Attorney Wojda stated that the Village can put a time limit in place and follow the ordinance as outlined. Council Member Bonny Gauthier asked about the ACCOA grant. She thought the grant was supposed to be for a much wider group than just seniors. Leroy Perrin stated that it specifies "Housing" but does not state that it has to be for the general public. Bonny stated that she is embarrassed by all the fighting over the whole situation and wants to know what the ACCOA grant involves. She is concerned about whether or not there will ever be more grants offered due to the problems that have been happening and whether or not the grant is going back to the state. Leroy stated that the ACCOA board intends to spend every last dime and use the funds for something absolutely amazing. Bonny asked if the new building would be available to rent like the current building used to be. Leroy stated that it will.

Sheriff Scott Stephenson, EMS chief Scott Rice and Fire Chief of the Lincoln Fire Department all stated that they do not anticipate any big problems if the ordinance passes and townhomes and condominiums are allowed in the community.

No further comments were heard. President Phillips thanked everyone who came out and the meeting was adjourned at 7:08. The Village Council will address the possible verbiage change at their regular meeting on Monday February 6th at 7 p.m.

Linda K. Somers

Village Clerk