

VILLAGE OF THORNVILLE PLANNING & ZONING COMMISSION
SPECIAL COMMISSION MINUTES
Village Office, 1 South Main Street
October 28th, 2024
6:00 PM

Commission Members:

Amanda Lackey – Mayor
Rob Kosch – Commission Chair
Lynne Snider – Council Representative
Nathaniel Johnson – Resident Member
Sam Schacht – Resident Member

Village Officials:

Melissa Brofford – Zoning Inspector
Abby Tolliver – Zoning Secretary

Guests: Dale Brussee, Dean Chalfant, Lynda Chalfant, Paul Coconis (via phone), Janet Coconis (via phone)

Call to Order/Pledge of Allegiance:

Commission Member Rob Kosch called the meeting to order at 6:00PM by reciting the Pledge of Allegiance.

Roll Call:

Roll call was taken, with Mayor Lackey, Commission Chair Rob Kosh, Resident Member Nathaniel Johnson, and Resident Member Sam Schacht all present. Council Representative Lynne Snider arrived at 6:02PM, following roll call.

Roll Call:

Amanda Lackey – aye
Rob Kosch – aye
Nathaniel Johnson – aye
Sam Schacht – aye

Review/Approval of Special Business Agenda for October 28th, 2024:

Commission Chair Rob Kosch asked for a motion to approve the Special Zoning Commission Agenda for October 28th, 2024. Mayor Amanda Lackey made the motion, and was seconded by Resident Member Nathaniel Johnson. A roll call vote was taken, with all members voting aye.

Roll Call:

Sam Schacht – aye
Nathaniel Johnson – aye
Lynne Snider – aye
Amanda Lackey – aye
Rob Kosch – aye

Motion Passed 4-0

New Business:

i. Paul & Janet Coconis Maple Street Variance Hearing:

Zoning Inspector Brofford introduced Mr. Paul Coconis and Mrs. Janet Coconis via phone, as well as drawings of plans needing variance approval. Inspector Brofford explained that the structure would be built on Parcel #16, and that the structure would not be the cleared 80 feet from the parcel line. Discussion regarding a vacated alley on the edge of the property was had, with property from that alley providing the additional feet needed if divided evenly between bordering parcels. Inspector Brofford explained that the 80 feet clearance was added to the Zoning Code in 2008, that she was unaware of any reasoning for the change to the code, and that other structures within the Village were grandfathered into the code. With no neighbor

concerns, public concerns, or commission concerns, Resident Member Sam Schacht made a motion to approve the variance, and was seconded by Council Representative Lynne Snider. A roll call vote was taken, with all members voting aye.

Roll Call:

Sam Schacht – aye

Amanda Lackey – aye

Lynne Snider – aye

Rob Kosh – aye

Nathaniel Johnson – aye

Motion Passed 5-0

ii. Re-Confirmation of Rob Kosch for Zoning & Planning Commission Board:

Mayor Lackey asked for a motion to Re-Confirm Resident Member & Commission Chair Rob Kosch to the Village Planning & Zoning Commission. Resident Member Nathaniel Johnson made the motion, and was seconded by Resident Member Sam Schacht. A roll call vote was taken, with all members voting aye.

Roll Call:

Nathaniel Johnson – aye

Lynne Snider – aye

Sam Schacht – aye

Rob Kosch – abstain

Amanda Lackey – aye

Motion Passed 4-0

Mayor Lackey explained the confirmation would now be taken to Council for approval.

Adjournment:

With no further business, Commission Chair Rob Kosch asked for a motion to adjourn the meeting at 6:24PM. Resident Member Nathaniel Johnson made the motion, and was seconded by Mayor Amanda Lackey. A roll call vote was taken, with all members voting aye.

Roll Call:

Amanda Lackey – aye

Rob Kosch – aye

Lynne Snider – aye

Nathaniel Johnson – aye

Sam Schacht – aye

Motion Passed 5-0



Rob Kosch, Commission Chair



Abby Tolliver, Zoning Secretary