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## VILLAGE OF HONOR PLANNING COMMISSION DRAFT MINUTES August 6, 2025

- I. Open Meeting with Roll Call: 5:30 pm  
Present (Commission): J. Goldman (Chair), R. Naulty (Planner), J. Theobald, H. Brushaber, B. Wildie, M. Smith (Recording Secretary)  
Absent: A. Powers
- II. Pledge of Allegiance
- III. Approval of Minutes of June 4, 2025, Meeting (The Commission did not meet in July.)  
Motion to approve: Wildie  
Second: Theobald  
Motion approved unanimously.
- IV. Approval of Agenda  
Motion to approve (with an addition to Correspondence):  
Second: Wildie  
Motion approved unanimously.
- V. Public Input (limited to 3 minutes per speaker): None
- VI. Old Business
  - A. Master Plan Update: Naulty reports that she has been trying to contact Sara Kopriva at Beckett and Raeder but has received no replies to her messages. The Commission discussed the suggestion that it stop waiting for Beckett and Raeder and complete the formatting and printing of the report without them. The revised charts and photos are ready to insert. After further discussion it was agreed that the Commission should check with the Village Council to see what has been paid to Beckett and Raeder before deciding. In the meantime, Naulty will try again to contact Kopriva or another member of the firm.
  - B. Short-Term Rental (STR) Ordinance Status: Goldman reiterated that the Village Council has twice voted against adopting the ordinance the Commission drafted. The consensus of the Commissioners was that we can do no more until the Council expresses interest. The draft ordinance is ready to present again and would require only that dates in the implantation plan be updated.
  - C. Updating Zoning Ordinances: The Commission discussed how it should approach revising the Village zoning ordinances pertaining to the matters listed below. Commissioners reviewed some ordinances that can serve as models and agreed to address one ordinance each month, beginning at the next meeting.
    - a. Esthetics/Maintenance/Blight
    - b. Signage
    - c. Lower Minimum Square Footage/Tiny Houses
    - d. Accessory Dwelling Units
- VII. New Business
  - A. Dangerous Building Ordinance: In connection with the topic of dangerous buildings, Naulty introduced recent correspondence registering a complaint about an allegedly dangerous structure in the Village. The Commission then discussed issues pertaining to enforcing the ordinance and how an ordinance pertaining to blight/maintenance/etc. should relate to the dangerous building ordinance. It was suggested that the

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Commission write a new ordinance addressing both matters. It was suggested that Commissioners review current ordinances to see which could be combined with the zoning ordinances. Theobald will gauge the Council's attitude toward such a project. He will also distribute copies of current ordinances for review via email to the Commissioners regarding opportunities to combine some. Ideally, it was noted, the Commission could complete revisions to the ordinances listed above (New Business) and present all the revised ordinances at a public hearing early in 2026. As noted under New Business, the Commission will address the Esthetics/Maintenance/Blight at its next meeting.

B. Grant Research for Updating Zoning Ordinances: This discussion was deferred until the next meeting.

VIII. Correspondence: A letter regarding a structure deemed dangerous was read during the discussion of the dangerous building ordinance (VII. A. above).

IX. Public Input: None.

X. Motion to adjourn: Wildie  
Second: Theobald  
Motion approved unanimously.

XI. Meeting adjourned at 6:37 pm.

Respectfully submitted,  
Michael F. Smith  
Recording Secretary

***Next Meeting Date: The next regular Planning Commission meeting is September 3, 2025, at 5:30 pm.***

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