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## VILLAGE OF HONOR PLANNING COMMISSION DRAFT MINUTES October 1, 2025

- I. Open Meeting with Roll Call: 5:30 pm  
Present (Commission): J. Goldman (Chair), R. Naulty (Planner), J. Theobald, H. Brushaber, B. Wildie, A. Powers, M. Smith (Recording Secretary)
- II. Pledge of Allegiance
- III. Approval of Minutes of August 6, 2025, Meeting. (The Commission did not meet in September.)  
Motion to approve: Theobald  
Second: Wildie  
Motion approved unanimously.
- IV. Approval of Agenda  
Motion to approve: Wildie  
Second: Powers  
Motion approved unanimously.
- V. Public Input (limited to 3 minutes per speaker): None
- VI. Old Business
  - A. Master Plan Update: Naulty reported that she requested a copy of the most recent updated version of the plan from Sara Kopriva at Beckett and Raeder. Kopriva sent the wrong version; it does not contain the revisions and corrections the Commission requested. Naulty is considering getting a price from a printer to prepare the final version, instead of proceeding with Kopriva. (The Beckett & Rader contract is for time and materials, so no money would be left on the table.) The final report is needed for the Commission's November 5 meeting, for final Commission review before presenting to the Council for approval. Commissioners agreed that Naulty should get a cost estimate from the printer and contact Kopriva for a projection regarding when she could have a final version ready. There was further discussion of how updated photos for the Plan will be provided, and responsibilities were assigned. Naulty will be in touch with Kopriva regarding correcting the tables as has already been requested. The Commission then discussed the merits of becoming part of the State's Rural Ready Community (RRC) program, for which a Master Plan is necessary. This would make Honor more visible to developers as a site of interest. Commissioners agreed this was a good idea, but the Commission should convey its intentions to the Council. Some Commissioners questioned the wisdom of retaining Beckett and Raeder for preparing the RRC application.
  - B. Updating Zoning Ordinances: The Commission resumed discussion of how it should approach revising the Village zoning ordinances pertaining to dangerous buildings; blight, esthetics, and maintenance; signage; minimum square footage requirements as they relate to "tiny houses," and accessory dwelling units. It was noted that the dangerous building and blight/etc. ordinances are Village ordinances, not presently included in the zoning ordinances. Commissioners discussed the possibility of merging the dangerous building and blight/etc. ordinances and the implications of including them among the zoning ordinances. If they remain separate, the Council would have to approve any revisions. Commissioners also discussed:

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how the above noted ordinances would be enforced; whether or not “tiny houses” might lower the value of other properties; the possibility of requiring special use permits for tiny houses, rather than trying to cover the specific issues they raise in the zoning ordinances; and, the possible need for an architectural committee if the Village wants to enact ordinances pertaining to aesthetic standards. The consensus was that the Accessory Dwelling Unit ordinance should be left as is. It was agreed that in order to properly review the existing dangerous building and blight/etc. ordinances, electronic copies were needed. Goldman volunteered to re-type the documents in Word and distribute them to the commissioners before the next meeting.

VII. New Business

- A. Grant Research for Updating Zoning Ordinances: No information has been obtained as yet. Naulty is keeping track of developments regarding such grants.

VIII. Correspondence: None.

IX. Public Input: None.

- X. Motion to adjourn: Wildie  
Second: Powers  
Motion approved unanimously.

XI. Meeting adjourned at 6:43 pm.

Respectfully submitted,  
Michael F. Smith  
Recording Secretary

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

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