

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, DECEMBER 02, 2025**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, December 02, 2025.**

Members present: Craig Steinbrink; Chair, Chip AuWerter Scott Broome, Jim Deacon, Christine Riley, and Jeannine Voinovich.

Members absent: None.

Also present: Chris Courtney, Village Engineer
Todd Hunt, Village Law Director

1. Roll call.
2. The minutes of **Tuesday, November 04, 2025** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion to approve as submitted was made.

Motion by: S. Broome 2nd: J. AuWerter

Roll Call: Ayes: All others.
 Nays: None.

Motion Approved

3. A paddock size and setback variance request for the **GENGLER/KORKOW** residence at **7840 Old Mill Road** was heard. Notice has been provided to adjoining property owners.
Mathew Gengler and Cory Korkow, Owners were present.

Ms. Korkow reviewed the variance requests for the Board. She indicated they would like to house 2 female mini donkeys on the property. They have enough acres on the property to have 2 horses and comply with the Village ordinance. Because of the size and shape of the property, the paddock and barn would need to be in the front yard. They are requesting a paddock size variance and a 50' paddock setback variance from the existing house.

Mr. Broome stated he thought there would need to be a total of three variances. A variance to locate and accessory use (paddock) in the front yard, a 10,000

square foot paddock size variance, and a 50' paddock setback variance from the existing house.

Mr. Hunt stated that it seems correct.

Mr. Biggert asked if a special use permit or approval is needed for the mini donkeys, the Village ordinances only have provisions for horses.

Mrs. Voinovich stated donkeys and horses are all in the equine family.

Mr. Hunt stated he did not feel a "use permit" or special approval would be needed in this case. The Commission can interpret the code and define what is included or excluded with the term "horse". He felt it was not unreasonable for the Commission to include donkeys as part of the equine family.

Mr. Broome suggested it does not appear there is any other "practical" location for the paddock and barn for the donkeys.

Mr. Courtney advised the property owners that a grading plan along with a modified sediment and erosion control plan would need to be submitted for review and approval.

Mr. Deacon asked if the mini donkey makes any excessive calls or noise.

Ms. Korkow stated any donkey has a distinctive sound but for the most part they are quite.

Mr. Broome reviewed the *Variance Worksheet* for the Board.

After further discussion, the Board determined mini donkeys are in the same equine family as horse and therefor 1157.03(m) does apply in this case and a motion was made to grant permission to locate an accessory use (paddock) and stable building in the front yard for no more than 2 mini donkeys, a 10,000 square foot paddock size variance, and a 50' paddock setback variance from the existing house, the stable building will meet the required 150' setback from the existing house contingent on submitting the required environmental plans as indicated for review and approval.

Motion by: S. Broome 2nd: J. Voinovich

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

4. Mr. Steinbrink held a discussion regarding possible changes to the Zoning Code related to the use of detached accessory structures.

He stated he had a brief discussion with Council regarding this topic. The P & Z Commission continues to receive requests for new or renovated detached accessory structures that could easily be renovated later into a second residential structure. To date, the Commission has required owners to agree to placing a deed restriction on the property that prohibits a detached accessory structure as a second home. The challenge with this becomes enforcement.

He thinks making some changes to the existing code will help clarify the restrictions and limit how an detached structure can be used. The Commission will discuss this in the first part of the new year.

Refer to audio recording for additional detail.

There being no further business, the meeting was adjourned at **5:47 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary