

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, FEBRUARY 03, 2026**

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, February 03, 2026.**

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

1. Roll call.
2. The minutes of **Tuesday, December 02, 2025** rescheduled meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Deacon stated on page 2 the word "quite" should be changed to "quiet".

A motion to approve as revised was made.

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

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

Motion Approved

AuWerter Enters

3. Lot split request for the **SPIRK** residence at **7890 Brigham Road** was heard. John Spirk, Owner was present.

Mr. Spirk reviewed the proposed lot split for the Board. He indicated a former client of his is hoping to move back into the area and was looking for a vacant lot to build a new home. He thought splitting off a lot that met all the requirements of the Village might be possible. He also stated there is a preliminary purchase agreement in place in hopes of the lot split being approved.

Mr. Steinbrink stated the proposed lot split does meet all the Village's requirements without the need for any variances.

Mr. Courtney recommended, because of the existing slope of the lot and curve of Brigham Road, the 100' front yard setback should start at the north-west corner of the proposed lot and run perpendicular to the side yard setback lines.

After further discussion, a motion was made to approve the proposed lot split as submitted on the condition; the 100' front yard setback will start at the north-west corner of the lot and run perpendicular to the side yard setback lines.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

Refer to audio recording for additional detail.

There being no further business, the meeting was adjourned at **5:10 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary