VILLAGE OF BEACH PARK
BUILDING, PLANNING AND ZONING COMMITTEE
REGULAR MEETING
Thursday, October 26, 2023 – 5:30PM
Conference Room - Village Hall

1. **Call to Order**
   The meeting was called to order at 5:42 p.m. by Chairman Wells.

2. **Roll Call**
   Roll call was taken with the following members and guests present:

   Present:
   Chairman Wells
   Trustee Gust
   Trustee Sittig (via phone)

   Also Present:
   Marc Huber, Village Administrator
   Nimrod Warda, Community Development Director

   Trustee Gust made a motion to include Trustee Sittig by phone conference, seconded by Chairman Wells. Motion approved by a voice vote.

   Trustee Sittig officially joins meeting by phone conference

3. **Approval of Minutes**
   a. **P/B/Z Committee Meeting held on March 30, 2023**

   Chairman Wells clarifies that in the previous meeting minutes the request for Identification Cards was in relation to the PC/ZBA members, not the Trustees, and they were issued business cards instead of picture ID.

   Trustee Gust made a motion to approve the meeting minutes of March 30, 2023 meeting, seconded by Chairman Wells. Motion approved by a voice vote.

4. **New Business**
   a. **Introduction of New Community Development Director**

   Nimrod Warda provided a brief overview of his previous work experiences and personal background.

   b. **Plan Reviews and Inspections Services / Village of Wadsworth Contract**

The Village of Beach Park, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 847-746-1770 to allow the Village to make reasonable accommodations for those persons.

Nimrod Warda provided an update regarding the Community Development Department's use of third-party consultants for plan reviews and inspections, as well as future plans to potentially end contract services for the Village of Wadsworth in order for Beach Park staff to focus on local issues. Also mentioned was the potential to allow for Adjudication hearings for the Village of Wadsworth to continue to be heard at Beach Park facilities.

5. **Old Business**
    a. **Commercial Vehicle and Commercial Equipment Parking Regulations in Residential Districts**

Nimrod Warda presented information, collected by the previously Community Development Director, regarding Commercial Vehicle regulations in neighboring and nearby municipalities. It was explained that many of the regulations are very similar to one another, yet with slight variations. Almost all limited or banned commercial vehicles in residential districts.

Marc Huber explained that trying to introduce changes to the Village's Zoning Ordinance may be challenging and could lead to unintended consequences, as there are opposing factions on this topic. Some may want more leniency, while others are seeking tighter regulation. Mr. Huber went on to clarify that the Village's current language seemingly provides a middle ground that has been successfully utilized for code enforcement action.

Trustee Gust concurred with Mr. Huber's analysis. Chairman Wells added that he is still interested to see if there are some future actions that can be taken to provide more clarity on the current regulations and related definitions.

6. **Other Items**
None

7. **Public Comment**
None

8. **Adjournment**
Trustee Gust made a motion to adjourn the meeting, seconded by Chairman Wells. Motion approved by a voice vote.

The meeting adjourned at 6:18 p.m.

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