

PLANNING & ZONING MEETING AUGUST 1, 2023

The Loch Lloyd Planning & Zoning Commission held a kick-off meeting for the Master Plan Project on Thursday, August 1, 2023. All members of the Planning & Zoning Commission were present in person or by phone. In addition, approximately [50] residents were present. Also in attendance were Chris Shires and Abbey Hebbert of Confluence, the urban design and planning consultant hired by the Trustees earlier in the year.

Randy Schultz, Chair of the Board of Trustees, opened the meeting by providing a high-level overview of the Master Plan development process. Randy explained that the Master Plan is a forward-looking blueprint for analysis of future land use requests. He explained that, despite some rumors that had recently been brought to his attention, this would be a thoughtful, methodical and transparent process, whereby all residents and stakeholders would have an opportunity to provide input.

The first order of business was election of a Chair of the Planning & Zoning Commission. Cory Smith and Chuck Etherington were nominated. Following a vote of the commissioners, Chuck Etherington was elected Chair.

Randy then introduced Chris and Abbey who proceeded to present a deck titled "Loch Lloyd Land Use Master Plan Update, which has been posted on the Village website and is referred to later as "the Deck." They divided the project into three phases and explained each of the phases. Phase One involves obtaining public input; Phase Two involves creating a draft of the Plan and obtaining input on that draft; and Phase Three involves incorporating feedback from Phase Two in order to finalize and adopt the final Plan.

Abbey explained that the first phase of the process involves Confluence obtaining feedback from residents and various stakeholders (e.g. groups or organizations that have a vested interest in the Village's long-range planning, such as the South HOA and the North HOA). She explained that for residents, there will be four opportunities to provide input during open meetings to be held over the next several months. In addition, there will be a dedicated website where residents may provide feedback outside of the public meetings. Chris explained that the use of stakeholder groups was an efficient way to obtain relevant input from those groups, as compared to the time and money it would take for Confluence to talk to each member of those groups. Chris and Abbey sought input from the Planning & Zoning Commissioners to identify relevant stakeholders. Although this was scheduled as a working session of the commission and not an open meeting, input was sought from resident attendees, as well. A list of stakeholders is included in Section 02 of the Deck posted to the Village website.

Chris then described the planning process in-depth. He explained that the Master Plan is a statement of policy, and not a rigid regulatory document. It is written with a long-term perspective and is intended to guide discussions and decisions for future land-use decisions made by the Planning & Zoning Commission and the Board of Trustees. He described what is typically included in a Master Plan and its relationship to the zoning process. He also explained the existing land use breakdown using the maps in Section 03 of the Deck.

Next, the commissioners discussed Issues and Opportunities arising with the creation of a Master Plan and the planning process in general. Input was obtained from the Commissioners and the residents in attendance. That input was synthesized and organized into a list that is contained in Section 04 of the Deck posted to the Village website.

The presentation ended with a discussion of Next Steps. Section 06 of the Deck has a list of next steps and the dates on which they are scheduled to occur.

With no further business scheduled or suggested, the meeting was concluded.