

Town of St Joe, and ETJ Area Zoning Board Meeting Minutes

Date: July 2, 2026

Meeting Called to Order: 5:30 PM

New Member Welcome / Term Discussion

The board welcomed Mike Georgi to the zoning board. Discussion followed regarding appointment term length (options of one or three years), and members noted uncertainty over how their own terms had been set. The board discussed the benefit of staggered terms — similar to how town commissioner seats are staggered so the entire board does not turn over at once — and agreed this was a worthwhile approach for continuity.

No motion was made; informational discussion only.

Old Business Update – Herb's Property (Second Address / Parcel Split)

Angela Snyder provided an update on the previously discussed request to assign a second address to the large gym/athletic building on the property (referred to in the prior meeting as the “man cave”/athletic building permit). The county assigned the second address (believed to be 5988, to be confirmed) and it will remain on the same parcel for now, which allows the property owner to proceed with construction.

Angela Snyder reported that DeKalb County Planning advised that a long-term, permanent split of the parcel would be treated as a subdivision, which would require consultation with the board's attorney. The property owner has indicated he may pursue a formal parcel split in the future (potentially through a trust), at which point the board will need a subdivision process in place. Board members discussed that this may need to be addressed by the town board and confirmed the property owner's intent for the building was personal/family use, consistent with the board's prior approval.

No motion was made; the board will review subdivision procedures in preparation for a future request.

Old Business Update – Pending ILP (Improvement Location Permit) Applications

Angela reported that ILP applications previously sent to interested parties had not yet been returned and the board is waiting on those responses.

Old Business Update – Ben / Barn Permit, CR 56

Angela Snyder reported ongoing difficulty reaching a resident named Ben, who does not use email, regarding his intent to build a barn on County Road 56. Ben has come in to inquire and attempt to pay for a permit application on more than one occasion, but the necessary paperwork/process has not yet been completed.

The discussion also touched on Joe Graber (owner of the former Crow farm, believed to be a relative of Ben's), who has also expressed interest in permitting but has been difficult to reach. Members discussed a related retaining wall matter on Joe's property: the wall had to be moved to comply with DeKalb County standards, at a cost the property owner felt was unnecessary since it was a pre-existing structure and would not have required relocation under the town's own standards. There was discussion of whether reconstruction of the wall would be treated as a permitted repair versus new construction.

No motion was made; board members will continue attempting to reach both individuals to get formal applications submitted.

Status Inquiry – Prior High-Interest Applicants (Sturry and Zeb)

Mike Georgi board member asked for a status update on two residents (Sturry and “Zeb's place”) who had been vocal advocates for establishing the zoning board early in the process, noting they had not seen either at board meetings since. The board clarified:

- Sturry has not yet come in to formally submit a permit application, though one was emailed to them; there was some discussion about whether rock/landscaping work to repair a barn wall would require a permit, and members noted moving land without constructing a pond does not require a permit, but pond construction or other qualifying work would.
- The status of the second individual's Zeb's permit needs was unclear to the board; no application has been received.

The board also discussed general community sentiment following the board's formation, noting early concerns and misinformation (including on social media) had largely settled once residents attended meetings and received accurate information directly. Members discussed the balance between accommodating growth/development and preserving the rural character of the area, and briefly touched on concerns about future annexation, agreeing it was not something currently being pursued but a topic residents remain sensitive to.

No motion was made; informational discussion only.

Zoning Compliance Process Clarification

The board confirmed that properties within its jurisdiction must comply with the town's own zoning standards (as established in the comprehensive plan) before any county-level building compliance review applies.

Administrative Items

Mike Georgi requested a color copy of the comprehensive plan/zoning map for reference, as the version on hand was black and white. Mary Simcox agreed to provide one at the next meeting.

Adjournment

Kloudi Minnick motioned to adjourn the meeting. Misty Spicer seconded. Motion carried (all in favor; none opposed).

Meeting adjourned at 6:04 PM.



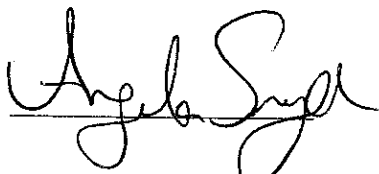
Misty Spicer, Member



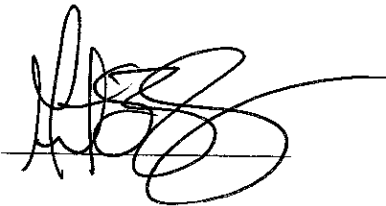
Randy Drake, Member



Mary Simcox, Member



Angela Snyder Member



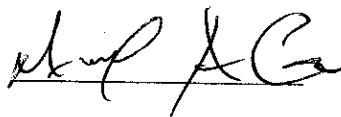
Mike Bradley, Member



Kloudi Minnick, Member



Maddison Vanhorn, Member



Mike Georgi, Member