

Planning Meeting  
Village of Garland  
August 30, 2023  
6:32pm

1. Pledge

2. Call to Order

- A. Joel Ludwig-P
- B. Joe Strauss-A
- C. Mike Luebbe-P
- D. Penny Van Lear-A
- E. Jackie Noxon-P

3. New Business

A. Matt Vagjrt expressed interest in joining the Planning Commission. Joe Strauss emailed his resignation. Motion by Jackie to nominate Matt, 2nd by Mike. Motion carries.

B. Jonathan Jank spoke about housing in Garland.

- 1) available lots
- 2) Vacant housing

He stated from 2019-2024 424 units are needed. He gave us an aerial view of possible lots in Garland from their previous drive throughs.

Joel stated 2 semi serious inquiries for property. Northeast and Southeast of Garland. Southeast is shallow and would require a Lift Station.

## Funding Mechanisms

### 1) Rural Housing Fund

This is a low interest loan, not a low income housing. It can be owner occupied. (\$325,000)  
It can also be a duplex (\$250,000 each side) and can be owner occupied.

48 apartment complex in Seward

21 units in Milford (Crestview)

Utica Nursing Home in the process

### 2) Existing Housing-50% of the value of the property.

### 3) Tax Increment Funding (TIF)

Goehner is in process of this now.

Blighted/Substandard properties you can catch the difference between 1st assessment and capture that money to make improvements. Blighted study costs \$ 4-5,000. You work with a true Zoning and Planning person.

### 3 steps to use and area for TIF Grants

- a. Community Redevelopment
- b. Committee
- c. Trustees

You need at least 4 lots to TIF Grant. 5-6 lots can be Public/Private ownership. Example Village of Goehner and

Utica. (Beck's Hybrid Project). Joel requested their minutes to see how they went about doing these projects. (60-90) days minutes.

C. Demolition Permit- nothing finalized yet #248 and #264 Joel suggests they own property, get surveyed and combined then submit drawn up plans.

D. Peterson revised their permit. Either new plans will work just need to decide. They would not need a variance. Need to add a sidewalk to their plans.

E. Special Permit

Mike made a motion, Jackie 2nd to leave existing code in place. Motion carries.

F. Owners request replacing sidewalk in several places. No permit is needed.

Next meeting September 27,2023. Motion by Mike, 2nd by Jackie. Motion carries.

Meeting adjourn 8:05pm

Minutes submitted by Jackie Noxon