

VILLAGE OF BREMEN

ZONING MEETING

May 12, 2026

5:00 P.M.

Meeting called to order: 5:00 PM

Committee: M. Brown, M. Hoffman, B. Robinette, and R. Campbell

Business Discussed:

Personal Swimming Pools

The committee discussed updating the fence height requirement for personal swimming pools. The current zoning ordinance requires a 6-foot fence; however, state regulations require a minimum fence height of 4 feet. Members discussed revising the ordinance to align with state regulations. Additional safety measures discussed included requiring either a locking gate or locking pool steps that can be folded or secured when the pool is not in use.

Historical Overlay District

M. Hoffman reported that work is underway on a new zoning book addressing the Historical Overlay District. The project includes identifying and determining which buildings should be included within the overlay district.

Old Hardware Building Sign

The committee discussed the deteriorating condition of the sign at the old hardware building. It was reported that the current property owner is aware of the issue and is working to repair or replace the sign.

217 South Broad Street

The property at 217 South Broad Street was reported as having been sold through a sheriff's sale. Existing property violations were discussed, and letters will be sent to the new owners outlining the violations and the corrective actions required.

Chamber of Commerce Sign

The committee discussed placement options for the Chamber of Commerce sign and reviewed potential locations.

Howdyshell Property

The committee discussed approximately 0.37 acres of property owned by Howdyshell. Options considered included selling the property or donating it. Additional review will be conducted before any decision is made.

Agricultural Exemption Requirements

Members reviewed state requirements for agricultural exemptions. It was noted that at least 50 percent of a property's income must be derived from farming-related activities in order to qualify for an agricultural exemption.

120 North Broad Street Driveway

A request for a driveway apron at 120 North Broad Street was discussed. The property owner stated that a driveway had previously existed at the location. Upon review, it was determined that no documented driveway had existed there and that the depressed curb appearance resulted from vehicles repeatedly driving over the curb.

Oak Street Handicap Parking Area

The committee discussed the handicap parking area on Oak Street. Blue pavement markings still need to be painted, and it was determined that the designated handicap parking space must be 18 feet in length to meet requirements.

148 Broad Street

Occupancy concerns at 148 Broad Street were discussed. The property owner stated that he was unaware an individual was residing at the property. The owner was advised to address the occupancy issue within three days.

231 Mulberry Street

The committee discussed the property located at 231 Mulberry Street, which is currently listed for sale. Concerns were raised regarding property maintenance, specifically that the yard needs to be mowed.

Action Items:

Continue work on the Historical Overlay District zoning book and identification of qualifying buildings.

Send notification letters to the new owners of 217 South Broad Street regarding outstanding violations.

Continue evaluating placement options for the Chamber of Commerce sign.

Further investigate options regarding the 0.37-acre Howdyshell property.

Complete blue pavement markings and verify dimensions for the Oak Street handicap parking space.

Follow up on the occupancy concern at 148 North Broad Street.

Address property maintenance concerns at 231 Mulberry Street.

Monitor progress on repairs to the old hardware building sign.

Meeting adjourned: 5:36 PM.