

The regular meeting of the Lake County Planning Commission was called order at the hour of 08:03 AM in the County Commission Board Room.

ROLL CALL:

Jody Ackerman, Dale Thompson, Alan Schaefer, Don Bickett, Roger Albertson, Aaron Johnson, Dan Hansen and Official Mandi Anderson were all present.

AGENDA/ADDITIONS:

None.

Motion by Alan Schaefer to approve the agenda. Second by Roger Albertson. M/C All were ayes.

MINUTES/CORRECTIONS:

Motion by Roger Albertson to approve June 9th minutes sent to them by mail. Second by Jody Ackerman. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE #21-09

*Signed personal right to appearance.

Owner/Applicant: Joseph & Sandra Neville along with contractor, JR Christensen

Property Description: Lot 55 & 55A of Hilde's Addition in the SW ¼ of Section 23-106-52 and in the NW ¼ of Section 26-106-52, Lakeview Township

Zoning Designation: "LP 1" –Lake Park-District 1 (Lake Madison)

Request: The applicant would like to build a garage with greater dimensions than Ordinance regulates.

History/Issue(s):

1. The applicant is requesting add a garage addition to his already existing detached garage.
 - a) Existing garage square footage is 864 sq/ft, new addition approximately 500 sq/ft for an overall square footage of 1,364. Will have a 10' sidewall.
2. Lake County Ordinance requires that a land owner go through the Conditional Use Process to build a shed/garage/accessory building with a taller sidewall height than 12' and greater than 1,200 sq/ft in the "LP 1" District.
3. He meets all setbacks on this lot.
 - a) He is adjacent to a private road (front yard) and ordinance regulates that they must have a front yard of no less than 10 feet from the road r-o-w easement.
 - b) Shall not be nearer than 2 feet to any side yard lot line.
 - c) Shall not be nearer than 25' to the rear yard.
 - d) The proposed structure meets the overall height requirement of no taller than 30'.
 - e) He shall not be nearer than 10' to the primary structure.

Action Item: Conditional Use – Oversized garage

Motion by Dale Thompson to recommend approval of the conditional use request to the Board of Adjustment and adopt the findings outlines in the staff report. Second by Aaron Johnson. M/C All were ayes.

- Oversized garages/accessory buildings are allowable as a conditional use in the LP 1 – Lake Park District under certain conditions.
- There are other oversized garages around the lake so it would be generally compatible with adjacent properties and other property in the district.
- If approved, the conditional use shall be specifically conditioned upon initial and continued compliance with all of the requirements and conditions herein and upon compliance with all applicable provisions of the Zoning Ordinance.
- Satisfactory provisions and arrangements have been made, or may be made through the conditions placed upon the operation, concerning the followings:
 - Entrance and exit to property and proposed structures thereon;
 - Off-street parking and loading areas;

- Utilities, refuse, and service areas;
- Screening and Buffering;
- Signs;
- Required yards and other open space; and
- General compatibility with adjacent properties and other property in the district.
- The granting of the conditional use would be in harmony with the purpose and intent of the zoning ordinance
- The granting of the conditional use would not adversely affect the public interest.

PLATS:

A Plat of Lots 45A & 46A of Nordstrom’s Addition in the SW ¼ of the SW ¼ of Section 25-106-52 and in Government Lot 1 and the NW ¼ of the NW ¼ of Section 36-106-52, Lakeview Township was presented to the Planning Commission. This re-plat is located in the “LP-1” District. Re-subdividing lot 45A for potential future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Aaron Johnson to recommend the approval of this plat to the County Commission. Second by Dan Hansen. M/C All were ayes.

A Plat of Tract 1 of Van Liere’s Addition in the W ½ of Section 32-105-51, Chester Township was presented to the Planning Commission. This plat is located in the “A” District. Subdividing the farmland for transfer. Meets Lake County Regulations and the taxes have been paid in full. Motion by Dale Thompson to recommend the approval of this plat to the County Commission. Second by Aaron Johnson. M/C All were ayes.

A Plat of Lot 1, Lot 2 and Lot 3 of Boer’s Addition in the SE ¼ and the S ½ of the SW ¼ of Section 31-107-53, Farmington Township was presented to the Planning Commission. This plat is located in the “A” District. Subdividing AG land for future family land separation. Meets Lake County Regulations and the taxes have been paid in full. Motion by Alan Schaefer to recommend the approval of this plat to the County Commission. Second by Jody Ackerman. M/C All were ayes.

A Plat of Lot 7 in Block 2 Lakes Community Addition in government lot 5 Section 32-106-51 in Wentworth Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing land for potential future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Aaron Johnson to recommend the approval of this plat to the County Commission. Second by Roger Albertson. M/C All were ayes.

A Plat of Lot 1 in Block 8 Lakes Community Addition in NE ¼ of Section 32-106-51 in Wentworth Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing land for potential future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Roger Albertson to recommend the approval of this plat to the County Commission. Second by Aaron Johnson. M/C All were ayes.

A Plat of Lots 25 & 26A in Block 8 Lakes Community Addition in NE ¼ of the SE ¼ of Section 32-106-51 in Wentworth Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Re-subdividing Lot 26 and subdividing a lot for potential future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Dale Thompson to recommend the approval of this plat to the County Commission. Second by Alan Schaefer. M/C All were ayes.

A Plat of Tract 1 of Ordal Addition in the S ½ of the NE ¼ of Section 28-105-52, Franklin Township was presented to the Planning Commission. This plat is located in the “A” District. Subdividing a lot for future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Aaron Johnson to recommend the approval of this plat to the County Commission. Second by Dan Hansen. M/C All were ayes.

A Plat of Lot 19A & Lot 20A Christansen’s Harbor 17th Addition in the N ½ of Section 26-106-52, Lakeview Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing lots for potential future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Dale Thomson to recommend the approval of this plat to the County Commission. Second by Alan Schaefer. M/C All were ayes.

PUBLIC COMMENT:

None

Motion by Aaron Johnson to adjure the Planning Commission Meeting. Second by Dan Hansen. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 8:48 AM.