

The regular meeting of the Lake County Planning Commission was called order at the hour of 08:02 AM in the County Commission Board Room.

ROLL CALL:

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

AGENDA/ADDITIONS:

None.

Motion by Aaron Johnson to approve the agenda. Second by Jody Ackerman. M/C All were ayes.

MINUTES:

Motion by Jody Ackerman to approve January 12th minutes sent to them by mail. Second by Aaron Johnson. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE #22-04

*Applicant has waived their right of personal appearance

Owner/Applicant: Rick Odland, Highway 34 Storage, LLC

Property Description: Lots 24 to 26, excluding H-1 Plat, Voiture Subdivision Block 1 of Chautauqua Plat, located in the SW ¼ of Section 15, Lakeview Township

Parcel Number: 06445-00100-26010

Zoning Designation: "LP 3" – Lake Park-District 3 (Lake Madison)

Request: The applicant would like to build an oversized commercial storage facility with greater dimensions.

History/Issue(s):

1. Applicant is requesting to build a 40' x 91' x 16' oversized commercial storage building alongside of his already existing storage buildings. Proposed containing 3,640 sq/ft with a sidewall height of 16'.
 - a. Seven 13' x 40' storage units. Each unit to have a 14' tall steel overhead door.
2. Lake County Ordinance requires that a land owner go through the Conditional Use process to build oversized commercial storage facilities with taller than 14' sidewalls and greater than 4,000 sq/ft in the district as long as it is not detrimental to other uses and is in the general character with the "LP 3" District.
3. Ordinance regulates that they must have a front yard of no less than 20' from the road right-of-way or road easement, 10' rear setback and shall not be nearer than 2' to any side lot line. The maximum height of the structure may not exceed 30' tall. The structure meets all setbacks and overall height regulation.
4. Property was rezoned from Lake Park District -1 to Lake Park District-3 in 2018 (Ordinance Amendment #18-67). The second & third building required a Conditional Use permit, (CU #20-02 & CU 21-03) both of which were approved.

Action Item: Conditional Use – Oversized Commercial Storage Facilities

Motion by Jody Ackerman to recommend approval of the conditional use request to the Board of Adjustment and adopt the findings outlines in the staff report. Second by Roger Albertson. M/C All were ayes.

- Oversized private and commercial storage facilities are allowable as a conditional use in the "LP 3" District under certain conditions and it is the opinion of the board that granting this use would not be detrimental to other uses and is in the general character of the other uses in the district.
- There are other oversized private and commercial buildings in the area 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;
- 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 will not adversely affect the public interest.

PRELIMINARY PLAT & DEVELOPMENT PLAN FOR SOUTHLAKE HOLDINGS, LLC

Property Owner: Jeff Heinemeyer of Southlake Holdings LLC

Applicant: Jeff Heinemeyer

Property Description: GVT LOT 2 EXC TRACT 1 & 2 KILLARNEY ROAD ADD & GVT LOTS 3, 4, 5 NORTH AND EAST OF HWY EXC DEEDED & PLATED all in Lakeview township.

Parcel Number: 06000-10652-36410

Zoning Designation: "LP 1" –Lake Park-District 1

Jeff appeared and presented his preliminary plan for Southlake Estates off of Lake Madison for future potential residential development. Discussion took place with the board and applicant regarding utilities, roads, drainage, elevations, existing trees and native grasses. A concept plan was brought to the county back in 2003 and was approved so this is a continuation of that plan to take it to the next step and begin development. Jeff has spoken to all the utility companies/entities, some neighbors, Nels from the highway dept about the new private road approaches and several others regarding this development. Some concerns were brought up about potential future drainage issues to the north, talk about adding a berm to the existing retention pond to help contain any extra runoff.

Discussion was opened up to the public. No public members were present to testify proponent, opponent or neutral.

Motion by Dan Hansen to recommend the approval of this preliminary plan to the County Commission. Second by Aaron Johnson. M/C All were ayes.

PLATS

A Plat of Tract 1 of Minnaert Addition in the NE ¼ of Section 23-105-52 of Franklin Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing the existing farmstead away from the adjacent farmland. 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 Alan Schaefer. M/C All were ayes.

A Plat Lots 18, 24 & 35 in Block 8 of Lakes Community Addition in the NE ¼ of the SE ¼ and government lot 7, in Section 32-106-51, Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Subdividing lots for future single family residential development. The taxes have been paid in full. Motion by Alan Schaefer to recommend the approval of this plat to the County Commission. Second by Roger Albertson. M/C All were ayes.

FINAL DEVELOPMENT PLAN (Phase 1) FOR ZIMMERMANN LANDING

Property Owner: Scully Family Farm, LLP & Marcene E. Scully Trust

Applicant: Steve Van Buskirk – Van Buskirk Companies

Property Description: SW ¼ NW ¼ AND GOV LOTS 1 & 1 EXCEPT WICKLOW HILLS ADDITION SECTION 29, E ½ SW ¼ SECTION 29, LOT 1 EXCEPT THE SOUTH 200' THEROF ZIMMERMANN PARK, A SUBDIVISION OF GOV LOT 2 & GOV LOT 1 EXCEPT SCULLY'S 1ST ADDITION THEREOF, AND EXCEPT SCULLY'S 2ND ADDITION THEREOF, AND THE E ½ NW ¼ SECTION32 ALL IN WENTWORTH TOWNSHIP, LAKE COUNTY SD.

Parcel Number: 02000-10651-29220 & 02000-10651-29225 & 02000-10651-32210 & 02280-10651-01010

Zoning Designation: "LP 1" –Lake Park-District 1 & "A" – Agricultural District

Steve Van Buskirk appeared on behalf of the development project. He ran through some of the minor alterations made from the preliminary plan that was approved in late 2021 to some drainage areas and spoke about what has all been completed on the property. Extensive grading and tree/shrub removal has been done for Phase 1 area. The existing private driveway from the county road running east/west is temporarily being used for the construction road. This road will be either blocked off or removed once construction is done to prevent the public from driving through but for now will stay open for the development construction phase. Discussion was opened up to the public. No public members were present to testify proponent, opponent or neutral.

Motion by Roger Albertson to recommend the approval of this preliminary plan to the County Commission. Second by Aaron Johnson. M/C All were ayes.

PUBLIC COMMENT:

None.

Motion by Alan Schafer to adjure the Planning Commission Meeting. Second by Dan Hansen. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 9:08 AM.