

The regular meeting of the Lake County Planning Commission was called order at the hour of 08:01 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:**

Conditional Use # 21-04 has been moved to the May Planning meeting. Motion by Aaron Johnson to approve the revised agenda. Second by Jody Ackerman. M/C All were ayes.

**MINUTES/CORRECTIONS:**

Motion by Aaron Johnson to approve March 10th minutes sent to them by mail. Second by Jody Ackerman. M/C All were ayes.

**Welcome new planning commission member Dan Hansen. This is his first meeting after appointment to the board.**

**OLD/UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

**VARIANCE 21-04**

**Owner/Applicant:** Thomas & Beth Bernard

**Property Description:** Lot 4 Mader's 2nd Addition in the SE ¼ of Section 4-106-53, Herman Township

**Zoning Designation:** "A" Agricultural District

**Request:** The applicant is requesting a Variance from the required minimum side yard setback.

**History/Issue(s):**

1. The applicant is requesting to build a garage addition onto his existing single-family home.
2. Lake County Ordinance requires that there shall be a side yard of not less than 30 feet for all buildings/structures when located in the "A" District. If they cannot meet the setbacks, they shall go through the Variance process.
  - a. They are requesting a 15' variance from the North side yard, placing the structure 15' from the lot line.
  - b. Existing structure does meet the required setback.
  - c. The structure would meet all other setbacks (front, rear, south side, height).
3. This lot was platted in 1991 and according to our Lake County Zoning regulations and is considered non-conforming due to the width being only 125' and the square footage without the ROW being approximately only 38,500, under 1 acre. It is a lot of record.
  - a. Minimum lot size requirement for "A" district is 1 acre (43,560 sq/ft) when located in the Area of Development Transition. Not to include the road and ROW.
  - b. Minimum lot width requirement for "A" district is 150 feet.
4. Adjoining neighbors have been contacted. They raise no objections to the variance request and their signatures were obtained in approval.

**Variance – Side Yard Setback**

Motion by Dale Thompson to recommend approval of the applicant's variance permit to the Board of Adjustment and adopt the findings outlines in the staff report. Second by Alan Schaefer. M/C All were ayes.

The planning commission recommends the following findings:

- The proposed application **is** the minimum variance that will make possible the reasonable use of the land, building or structure.
- Granting the variance **will** be in harmony with the general purpose and intent of the Ordinance.
- The granting of the variance **would not** be injurious to the neighborhood or otherwise detrimental to the public welfare.

- That there are extraordinary and exceptional situations and special conditions or circumstances that **exist** which are peculiar to the land, structure, or building involved. **Lot width is only 125' and lot size is under an acre. The grade and slope of the lot only allows him to build in this area.**
- The granting of the variance request **would not** confer on the applicant special privilege denied to others in the "A" district.
- Conditions particular to the property **were not** the result of the actions of the applicant and a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- That the non-conforming USE of neighboring lands, structures or buildings in the same district, and no permitted or non-conforming USE of lands, structures, or buildings in other districts **was not** considered grounds for the issuance of this variance.
- The reasons set forth justify the **granting** of the variance.
- Adjoining neighbor and landowners have been notified as per Article V Section 505, Lake County Zoning Ordinance.

**PLATS:**

**A Plat of Lot 1 of Alverson Addition** in the SW ¼ of Section 15-105-51 in Chester Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing the adjacent farmland from the existing farmstead. 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 3 in Block 6 Lakes Community Addition** in government lot 6 in 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. 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 Alan Schaefer. M/C All were ayes.

**A Plat of Lots 1 and 2 of Jung Addition** in the NE ¼ of Section 30-107-52 in Leroy Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing the adjacent farmland from the existing farmstead. 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 Roger Albertson. M/C All were ayes.

**A Plat of Lot 1 of Jones 2nd Addition** in the N ½ of NW ¼ of Section 29-106-51 in Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Subdividing land into a single lot to be purchased by the adjoining landowner for their use. 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 Jody Ackerman. M/C All were ayes.

**PUBLIC COMMENT:** None.

Motion by Alan Schaefer to adjure the Planning Commission Meeting. Second by Roger Albertson. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 9:00 AM.