

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:**

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

**AGENDA/ADDITIONS:**

None.

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

**MINUTES/CORRECTIONS:**

Motion by Alan Schaefer to approve July 14th minutes sent to them by mail. Second by Aaron Johnson. M/C All were ayes.

**OLD/UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

PRELIMINARY PLAT AND DEVELOPMENT PLAN FOR ZIMMERMANN LANDING

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

Applicant: Steve Van Buskirk - MVB Properties, Inc

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 SECTION 32 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 was hired by the Scully family to develop this area. Proposing approximately 104 single family residential lots and a private recreational amenity park area. He highlighted on the private roads within the existing subdivisions and the proposed new road and the cost sharing for the improvements. Association fees for both a potential road district and the private park recreation amenity area. Road district to maintain, improve and repair the new and existing roads along with snow removal. This plan addresses the current drainage and the future potential drainage areas. The "green" park areas are there to help filter and protect the natural drainage from the adjacent farmland.

Official noted that all proposed residential lots are located within the Lake Madison Sanitation District – Sanitary Sewer. Area of Development Opportunity. The far east portion of the proposed private park area are located outside of the Sanitary District in the "A" Agricultural District but is an approved use in that district. All subdivision plans comply with the laws, rules, and regulations found in the Comprehensive Plan and the Zoning Ordinances of the County. The proposed use of the lands involved are consistent with future lake residential goals found in the Comprehensive Plan. Does not intrude upon or mix with intensive AG, industrial or commercial uses. Incorporates streets, park area and general utilities development plans. The proposed single family residential lots all appear to meet the required minimum lot width and density for the Lake Park District-1.

Discussion between the board and the applicant: Commissioners brought up questions pertaining to the sewer, water, drainage, snow removal, roads, private park area. One large topic was fire safety on the dead-end road and the width of the hard surface. Adequate amount of width is needed for fire trucks and equipment and an adequate amount of road surface would be a minimum of 24'. Also adding a cul-de-sac or hammerhead to the dead-end road for turn around.

Discussion was open to the public: No opponents, only proponents and neutral parties that live directly adjacent to this proposal development showed to give their opinions and concerns. Topics of concerns that arose were the roads and improvement costs,

increased traffic, a turn around area, gated community, construction equipment damaging the roads, snow removal, road district details, utility impacts and drainage.

Commissioners voiced their hopes that all these concerns would be addressed before the final plat plan is approved and moving forward with this development.

Motion by Alan Schaefer to recommend approval of the Zimmermann Landing Preliminary Plat to the county commissioners and authorize the chair to sign the preliminary plans. Second by Jody Ackerman. M/C All were ayes.

#### **CONDITIONAL USE #21-10**

\*Applicant signed waiver of personal appearance

**Owner/Applicant:** Lakes Community LLC, Representative – Mark Peltier

**Property Description:** Lot 5 Block 8 Lakes Community Addition in the NE ¼ of Section 32 of Wentworth Township

**Parcel Number:** 02004-00800-05010

**Zoning Designation:** “LP 1” –Lake Park-District 1 (Round Lake)

**Request:** The applicant would like to build multifamily, twin home.

#### **History/Issue(s):**

1. Applicant is requesting to build a twin home on an existing lot. Two story mirror image multi-family home with two dwelling units.
  - a. There are several other multi-family homes in this immediate area. This lot was subdivided in the past with the intentions for a future multi-family home request.
2. Lake County Ordinance requires that a land owner go through the Conditional Use Process to build multi-family dwellings in the Lake Park -1 District.
3. The lot meets the schedule of regulations for the minimum density and required square footage for this proposed twin home.
4. The proposed structure meets all the required setbacks for a multi-family home.

#### **Action Item: Conditional Use – Multi-family Dwellings**

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

- Multi-family homes are allowable as a conditional use in the LP 1 – Lake Park District under certain conditions.
- There are several multi-family homes in this same area of the lake.
- 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.

**9:42 AM - Chair Don Bickett had to leave the meeting early for an appointment, Vicechair Alan Schaefer took over the remainder of the hearing.**

#### **PLATS**

**A Plat of Lots 1B & 1C, Block 15, Lake Madison Chautauqua** in the NE ¼ of Section 22-106-52, Lakeview Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing an existing lot into two lots 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 Jody Ackerman. M/C All were ayes.

**A Plat of Lots 1A & 1B in Block 5A of Silver Creek Lakes Addition** in a part of County Auditors Subdivision of Lot 4 in Government Lot 4 Section 32-106-51 in Wentworth Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing an existing lot for multi-family home separation. 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 38 in Block 8 Lakes Community Addition** in Government Lot 7 in Section 31-106-51 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 Dan Hansen to recommend the approval of this plat to the County Commission. Second by Aaron Johnson. M/C All were ayes.

**A Plat of Lots 29A & 31 in Block 8 Lakes Community Addition** in government lot 7 and in the NE ¼ of the SE ¼ all in 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 28 & 29 to add land in and subdividing lot 31 for potential future single-family residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Jody Ackerman to recommend the approval of this plat to the County Commission. Second by Aaron Johnson. M/C All were ayes.

**PUBLIC COMMENT:**

None

Motion by Jody Ackerman to adjure the Planning Commission Meeting. Second by Aaron Johnson. Vicechair Alan Schaefer adjourned the Planning Commission meeting at the hour of 10:00 AM.