

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:

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

AGENDA/ADDITIONS:

None.

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

MINUTES:

Motion by Roger Albertson to approve June 8th minutes sent to them by mail. Second by Jody Ackerman. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE #22-19

*Applicant has waived their right of personal appearance

Owner/Applicant: TAPA Spokane LLC - Tom Andersen

Contractor: Northern Sky Builders, Inc – Will Heltzel

Property Description: Lots 10 & 11 of J. Heinemeyer's 5th Addition in Gov Lot 4 & 5 of Section 36-106-52, Lakeview Township

Parcel Number: 06011-00500-10010 & 06044-00500-11010

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 50' x 16' oversized private storage building.
 - a. Proposed containing 2,000 sq/ft with a sidewall height of 16'.
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/or 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.

Action Item – Conditional Use – Oversized Commercial Storage Facilities

Motion by Alan Schaefer 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 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.

CONDITIONAL USE #22-20

*Applicant has waived their right of personal appearance

Owner/Applicant: TAPA Spokane LLC - Tom Andersen

Contractor: Northern Sky Builders, Inc – Will Heltzel

Property Description: Lots 7, 8 & 9 of J. Heinemeyer’s 5th Addition in Gov Lot 4 & 5 of Section 36-106-52, Lakeview Township

Parcel Number: 06011-00500-07010 & 06044-00500-08010 & 06044-00500-09010

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 54’ X 68’ x 16’ oversized private storage building.
 - b. Proposed containing 3,672 sq/ft with a sidewall height of 16’.
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/or 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.

Action Item – Conditional Use – Oversized Commercial Storage Facilities

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 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 DEVELOPMENT PLAN/PLAT ST CLAIR ADDITION

Owner/Applicant: Edith St Clair Trust, Peggy Jensen – Representative IMEG Engineering – Shane Waterman

Property Description: Tract 1’s in Government Lots 3, 4, & 5 in Section 5-105-51

Zoning Description: “LP-1” Lake Park District 1

Parcel Number: 01440-10551-10040 & 01440-10551-10010

Request: Preliminary Development Plan approval for single family residential use and other potential uses of the “LP-1 District and potential future rezoning request for additional LP-3 Storage area.

1. Both the lot density and widths meet the Lake County requirements for the “LP-1” District.
2. There are two proposed accesses to this development all of which lay along our Lake County Highway 464th Ave. One private road is already existing and is named South Shore Drive. And the other is to the North directly across from the existing driveway on the East side of the highway.
 - a) Lake County Highway Department has approved the new proposed location and did not have any concerns when we looked at plans last year.

3. The proposed use of the lands involved are consistent with future residential goals found in the Comprehensive Plan. Does not intrude upon or mix with intensive AG, industrial or commercial uses. Incorporates private streets and general utilities development plans.

Planning Board comments and concerns: Drainage, outlet from detention pond, snow removal and melt, road maintenance, new location of private road entrance, dead end roads in development, fencing around the detention pond and odor/weed/mosquito control.

Public comments and concerns: Spawn Circle landowners are concerned with additional drainage, flooding concerns, spring snow melt and run off, mobile homes allowed or not, additional storage facilities and their drainage and the potential of a culvert under S Shore Drive.

Motion by Aaron Johnson to recommend the approval of St Clair's Addition preliminary plan/plat to the County Commission with the added recommendation of additional details on drainage, flood mitigation, detention pond and outlet and consider adding turn arounds on the dead-end streets. Second by Dan Hansen. M/C All were ayes.

A Plat of Lot 7, 8 & 9 in Block 1 of Lee's Addition in the W 1/2 of Section 15-106-52, Lakeview Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing lots for future single-family development. This plat meets the 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 Dan Hansen. M/C All were ayes.

A Plat Lot 2B of Block 2A of Lakes Community Addition in government lot 6 in the S ½ of Section 32-106-51, Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Re-subdividing a lot for future parking lot area for the motel. This plat 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 Alan Schaefer. M/C All were ayes.

PUBLIC COMMENT:

None.

Motion by Jody Ackerman to adjure the Planning Commission Meeting. Second by Dan Hansen. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 9:32 AM.