

REGULAR

PLANNING

June 14, 2023

08:00 AM

The regular meeting of the Lake County Planning Commission was called order at the hour of 08:00 AM in the County Commission Board Room.

ROLL CALL:

Aaron Johnson, Dan Hansen, Roger Albertson, Adam Leighton and Alan Schaefer and Official Carrie Schiernbeck were all present. Jody Ackerman was absent but excused. Also present were Shelli Gust Commission Assistant and Kelli Wollman.

AGENDA/ADDITIONS:

Variance # 23-02 for Kyle Thill was removed from the agenda, the parcel was surveyed and the new blueprint meets all the required setbacks. Motion by Adam Leighton to adopt the agenda with the revised changes 2nd by Roger Albertson M/C All were ayes.

MINUTES:

Motion by Alan Schaefer to approve the May 10, 2023 minutes sent to them by mail. Second by Dan Hansen. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE # 23-06

Owner/Applicant: Robert & Emma Haight

Property Description: Lot 5 Wicklow Hills Addition in Wentworth Township, Lake County

Parcel Number: 02010-10651-05010

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

Request: The applicant is requesting a Conditional Use permit for an Oversized Unattached Accessory Building

History/Issue(s):

1. The applicant is requesting to build a oversized unattached garage shed on their existing property and will replace the garage that is currently on site. They are requesting to build a larger accessory building with the dimensions being 40' x 36' with a total of 1,440 sq/ft
 - a. The old garage met the required setbacks of the district. All structures located on this property meet the required setbacks of the district.
 - b. Several other oversized accessory buildings have been permitted in the Lake Park 1 District.
2. Lake County Ordinance requires that a land owner go through the Conditional Use permit process to build a shed/garage/accessory building with a sidewall higher than 12' and greater than 1,200 sq/ft.
3. They meet all the required setbacks on this lot
 - a. They are adjacent to private road easement (front yard) and ordinance regulates that they must have a front yard of no less than 10 feet from the road right of way easement.
 - b. Shall not be nearer than 9 feet to any side yard.
 - c. Shall not be nearer than 25' of the rear yard (lake side)
 - d. The proposed structure meets the overall height requirement of 30'

- Oversized attached garages/accessory buildings are allowable as a conditional use in the LP 1 – Lake Park District under certain conditions.
- There are other attached 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.

If the Planning Commission recommends denial of the Conditional Use to the BOA, it could use the following finding:

- None.
 - Opponents: None
 - Proponents: None
4. Staff Recommendation – Conditional Use permit # 23-06 oversize unattached accessory building. Motion by Alan Schaefer, 2nd by Daniel Hanson to recommend approval of Conditional Use Permit # 23-06 to the Lake County Board of Adjustment. M/C All were ayes.

PLATS:

Lots 36R & 377 of Block 8 of Lakes Community Addition: In the SE ¼ Section of 32-106-51 in Wentworth Township. This plat will be vacating the original plat and subdividing to become two new parcels for future single family home use. All taxes and fees have been paid in full and meets all county guidelines and ordinances. Motion by Roger Albertson 2nd by Alan Schaefer to approve the plat and present to the County Commission. M/C all were ayes.

Lot 2S of Christiansen & Martin: In the NW ¼ Section of 26-106-52 in Lakeview Township. This plat is giving the Martin's additional acres to grant them the pond access. All taxes and fees have been paid in full and meets the county guidelines and ordinances. Motion by Adam Leighton 2nd by Daniel Hanson to approve and present the plat to the County Commission. M/C all were ayes.

Plat 1 of Bialas Addition: In the SE ¼ Section of 16-107-53 in Farmington Township. This plat is to give them the additional acres to be at the 20 acres minimum for the Ag District. All taxes and fees have been paid in full and

meets the county guidelines and regulations. Motion by Dan Hanson 2nd by Adam Leighton to approve the plat and present to the County Commission. M/C all were ayes.

Lot 1 of K2 Farms Addition: In the NW ¼ Section of 25-105-52 in Franklin Township. This plat is giving them the additional acres to have all farm operations under the same parcel of property. This plat does fall under the existing farmstead and 5-acre rule set by our ordinance. All taxes and fees have been paid in full and meets the county guidelines and ordinances. Motion by Adam Leighton, 2nd by Roget Albertson to approve the plat and present to the County Commission. M/C all were ayes.

Discussion Items: Chairman Johnson wished to discuss meeting procedures and inquired if items are taken off the agenda what is the best way to remedy that and put them back on the agenda for discussion and correct it. Chairman Johnson was advised to seek out his own legal advice for himself. Chairman Johnson asked what if an application comes through the planning/zoning office how does that work for the agenda? Adam Leighton spoke and said if they meet the deadlines, requirements that are in place they would be put on the planning commission agenda. Questions about if certain applications were to come in and if the planning commission would be able to hold a meeting and discuss it as it has been instructed to not discuss it. The discussion then went on to the proper steps to take.

Public Comments: No one wishing to address the planning commission at this time.
Motion by Adam Leighton to adjourn the Planning Commission Meeting at 8:32 A.m. 2nd by Alan Schaefer. Motion Carried.

