

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:

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

AGENDA/ADDITIONS:

None.

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

MINUTES:

Motion by Dan Hansen to approve October 12th minutes sent to them by mail. Second by Alan Schaefer. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE #22-26

*Applicant has waived their right of personal appearance

Owner/Applicant: Gary Fikse

Property Description: Lot 3 Tract 3 of Colton Park Siding South Addition in Section 31-106-51, Wentworth Township

Parcel Number: 02681-10651-03010

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 120' x 16' oversized commercial storage building. Proposed containing 4,800 sq/ft with a sidewall height of 16'.
 - a. South side entrance only
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 2021 (Ordinance Amendment #21-74).

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 Dan Hansen. 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.

PLATS:

A Plat Lots 2A & 2B of Scully's First Addition in government lot 1 of the NW $\frac{1}{4}$ of Section 32-106-51, Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Resubdividing the existing single family home lot into two lots. 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 Roger Albertson. M/C All were ayes.

A Plat of Tract 2, Tract 3, Tract 4 of Scully's Addition in government lot 1 & the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ & the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 29 & the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32 all in Wentworth Township was presented to the Planning Commission. This plat is located in both the "LP-1" & "A" Districts. Subdividing AG land for land transfer. This plat meets Lake County Regulations and the taxes have been paid in full. Motion by Alan Schaefer to recommend the approval of this plat to the County Commission. Second by Aaron Johnson. M/C All were ayes.

A Plat Lot 1 of One Son's Addition in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2-105-52, Franklin Township was presented to the Planning Commission. This plat is located in the "A" District. Resubdividing the existing single family home lot to add additional land in and structure. This plat 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.

PUBLIC COMMENT:

None.

Chair Don Bickett adjourned the Planning Commission meeting at the hour of 8:22 AM.