

The regular meeting of the Lake County Planning Commission was called order at the hour of 08:06 AM in the County Commission Board Room.

ROLL CALL:

Aaron Johnson, Don Bickett, Alan Schaefer, Dan Hansen, Jody Ackerman and Official Mandi Anderson were all present. Dale Thompson resigned early from commissioner position and Roger Albertson was excused from today's meeting.

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 October 13th minutes sent to them by mail. Second by Aaron Johnson. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE #21-11

*Signed personal right to appearance.

Owner/Applicant: MV Enterprises, LLC, Micheal Verley

Property Description: Lot 6A Block 4 Lakes Community Addition in Section 32, Wentworth Township

Parcel Number: 02004-00400-06010

Zoning Designation: "LP 1" –Lake Park-District 1 (Round Lake)

Request: The applicant would like to build multi family home.

History/Issue(s):

1. Applicant is requesting to build a fourplex dwelling on an existing lot he owns.
 - 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 when located 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 fourplex home.
4. The proposed structure meets all the required setbacks for a multi-family usage.

Action Item: Conditional Use – Multi-family Dwelling

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 Alan Schaefer. 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 development.
- 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.

CONDITIONAL USE #21-12

*Signed waiver of right to personal appearance.

Owner/Applicant: Jeff & Rhonda Erickson

Property Description: Lots 2 & 3 Block 2A of Lakes Community Addition in Section 32, Wentworth Township

Parcel Number: 02004-00200-03000 & 02004-00200-02010

Zoning Designation: "LP 1" –Lake Park-District 1 (Lake Madison)

Request: The applicant would like to build an attached garage with greater dimensions.

History/Issue(s):

1. The applicant is requesting to build an oversized attached garage addition on his existing dwelling and convert the existing garage space into additional living space.
 - a) Proposed garage/accessory dimensions requested are 38' x 36' garage space (1,368 sqft) with an 8' x 10' entrance/mudroom.
 - b) Addition to be built overtop the adjacent abutting lot line, Lot 2, which the applicant also owns.
2. Lake County Ordinance requires that a land owner go through the Conditional Use Process to build a shed/garage/accessory building with a taller sidewall height than 12' and greater than 1,200 sq/ft in the "LP 1" District.
3. He meets all setbacks on this lot.
 - a) He is adjacent to a private road easement (front yard) and ordinance regulates that they must have a front yard of no less than 10 feet from the road r-o-w easement.
 - b) Shall not be nearer than 9 feet to any side yard lot line.
 - c) Shall not be nearer than 25' to the rear yard.
 - d) The proposed structure meets the overall height requirement of no taller than 30'.

Action Item: Conditional Use – Oversized attached garage

Motion by Jody Ackerman 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 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.

PLATS

A Plat of Lots 1 and 2 of B&P Acres Addition in the NE ¼ of Section 5-105-51 of Chester Township & 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 Tract 1 of Wheeler Addition in the SE ¼ of the NE ¼ and the NE ¼ of the SE ¼ of Section 3-105-51 in Chester Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing the existing farmstead away from the adjacent farmland. 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 1 South Pond Addition in the N ½ of NE ¼ of Section 27-106-52 in Lakeview Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Resubdividing an existing single family residential lot to add in vacated road and pond area. 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 Jody Ackerman. M/C All were ayes.

A Plat of Tract 1 of Scully’s Addition in the E ½ of the NW ¼ of Section 32-106-51, Wentworth Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing the farmland away from the adjacent proposed 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 Alan Schaefer. M/C All were ayes.

DISCUSSION: Dale Thompson resigned from his term a bit early, there is now a vacancy for a planning commission member.

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 8:55 AM.