

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:**

Craig Johannsen, Dale Thompson, Alan Schaefer, Don Bickett, Aaron Johnson, and official Mandi Anderson were all present. Gene Anderson and Doug Jerlow were excused from today's meeting.

**AGENDA/ADDITIONS:**

None.

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

**MINUTES/CORRECTIONS:**

Motion by Dale Thompson to approve September 9th minutes sent to them by mail. Second by Aaron Johnson. M/C All were ayes.

**OLD/UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

**PLATS:**

**A Plat of Tract 1 of Tweet Addition in the NE ¼ of Section 6-107-51** in Rutland Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing the existing homestead away from the adjacent farmland. Meets Lake County Regulations and the taxes have been paid in full. Motion by Craig Johannsen to recommend the approval of this plat to the County Commission. Second by Alan Schaefer. M/C All were ayes.

**A Plat of Tract 2 of Hummel Addition in the N 1/2 of the SW ¼ of Section 32-105-51** in Chester Township was presented to the Planning Commission. This plat is located in the "A" District. Subdividing a lot for future potential 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 Dale Thompson. M/C All were ayes.

**A Plat of Lots 1A & 2A of Lerdal's Addition in the NE ¼ of Section 30-106-51** in Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Resubdividing two existing lots to allow for additional footage for accessory structures on Lot 1A. Meets Lake County Regulations and the taxes have been paid in full. Motion by Dale Thompson to recommend the approval of this plat to the County Commission. Second by Craig Johannsen. M/C All were ayes.

**A Plat of Lots 2 & 6 in Block 2 of Lakes Community Addition in the South ½ of Section 32-106-51** in Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Subdividing lots for future single-family residential use. 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 of Lots 1-3 of Lakes Community 2nd Addition in the NE ¼ of Section 5-105-51 and the SE ¼ of Section 32-106-51** in both Chester and Wentworth Township was presented to the Planning Commission. This plat is located in the "LP-1 & A" Districts. Resubdividing Block 11 in to Lots 2 & 3, platting Lot 1 to request annexation into Lake Madison Sanitary District to allow for LP-3 District 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 Lots 1 and 2 in Block 5A of Silver Creek Lakes Addition in a part of County Auditors Subdivision of Lot 4 in Government Lot 4 in Section 32-106-51** in Wentworth Township was presented to the Planning Commission. This plat is located in the “LP-1” District. Subdividing lots for future potential multi-family twin home residential use. Meets Lake County Regulations and the taxes have been paid in full. Motion by Craig Johannsen to recommend the approval of this plat to the County Commission. Second by Dale Thompson. M/C All were ayes.

**APPLICATIONS:**

**CONDITIONAL USE #20-14**

\*Applicant waiver their right to personal appearance.

**Owner/Applicant:** Jerry Cozad

**Property Description:** Lot 3 Johnsons Sub Outlot A Johnson Park in the SE ¼ of Section 31-106-51, Wentworth Township

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

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

**History/Issue(s):**

1. The applicant is requesting to build a garage with living above on their lot that sits off of Lake Madison.
  - a) Proposed dimensions of garage are 48’ x 32’ will contain 1,536 sq/ft and has a garage sidewall height of 10’.
  - b) There is an existing manufactured home on the property that will be moved to another location. It meets the required 15 year or newer from manufactures date regulation.
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 (front yard) and ordinance regulates that they must have a front yard of no less than 10 feet from the road r-o-w or road easement.
  - b) Shall not be nearer than 9 feet to any side lot line and at least 10’ from the rear yard if not a lake front lot.
  - c) The proposed structure meets the overall height requirement of no taller than 30’.
4. Staff recommendation – Conditional Use – **Oversized Attached Garage**  
The Planning Commission has the option to postpone, recommend granting of the Conditional Use to the Board of Adjustment, or recommend denial of the Conditional Use to the Board of Adjustment.

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

- 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.

**Action Item: Conditional Use – Oversized Attached Garage**

Motion by Dale Thompson 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.

## **CONDITIONAL USE #20-15**

\*Applicant waiver their right to personal appearance.

**Owner/Applicant:** Tim Basler

**Property Description** Government Lot 1 Except the North 660'; Government Lot 5; Government Lot 6; SW1/4 NW1/4 Excluding the West 500' South 600'; Excluding BASLERS RESORT & Excluding North BASLER'S ADD & Excluding BASLER CAMPGROUND all in Section 4 of Chester Township

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

**Request:** The applicant would like to build an oversized unattached accessory building with greater dimensions.

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

1. The applicant is requesting a conditional use for the oversized pole building he built last month on his farm property that is located in the Lake Park District.
  - a) Dimensions are 42'x64' that contains 2,688 sq/ft with a sidewall height of 16'.
  - b) Building is used for farm equipment storage. This is non-business and for his own personal use.
  - c) Building permit #9548 was issued in error on August 4, 2020 by the Zoning Official. Initially thought this lot was in the "A" District but in fact it is located in Brant Lake Sanitary District making it a "LP" property.
  - d) This request is to show compliance and properly be permitted to allow for such a size building in this district.
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 located on his private property and is nowhere near a private or public road way or side yards. Meets the setback requirements from Brant Lake. The proposed structure meets the overall height requirement of no taller than 30'.
4. Staff recommendation – Conditional Use – **Oversized Unattached Accessory Building**  
The Planning Commission has the option to postpone, recommend granting of the Conditional Use to the Board of Adjustment, or recommend denial of the Conditional Use to the Board of Adjustment.

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

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

### **Action Item: Conditional Use – Oversized Unattached Accessory Building**

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.

## **CONDITIONAL USE #20-16**

\*Applicant waiver their right to personal appearance.

**Owner/Applicant:** Richard Bothwell

**Property Description:** Block 5A Silver Creek Lakes Addition in a part of County Auditors Subdivision Lots 1 & 4 in Government Lots 3,4 & 5 in Section 32-106-51 to be subdivided and known as: Lots 1 & 2 of Block 5A Silver Creek Lakes Addition in a part of County Auditors Subdivision of Lot 4 in Government Lot 4 in Section 32 of Wentworth Township

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

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

**History/Issue(s):**

1. Applicant is requesting to build a twin home on each newly proposed lot to be platted.
  - a) Mirror image twin homes. Each home will consist of 3 bedrooms, 2 bathrooms with living and kitchen area and an attached approx. 900 sq/ft garage.
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 new lots meet the schedule of regulations for the minimum density and required square footage for this proposed twin home.
4. The proposed structures meet all the required setbacks on both lots.
5. Staff recommendation – Conditional Use – **Multi-family Dwellings**  
The Planning Commission has the option to postpone, recommend granting of the Conditional Use to the Board of Adjustment, or recommend denial of the Conditional Use to the Board of Adjustment.

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

- 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.

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

- None.

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

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.

**CONDITIONAL USE #20-17**

\*Applicant waiver their right to personal appearance.

**Owner/Applicant:** Thomas (Bill) & Ingrid Engler

**Property Description:** Lot 2 of Block 4 of Woodland's 72nd Addition in Gvt Lot 5 of Section 23, Lakeview Township

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

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

**History/Issue(s):**

1. The applicant is requesting to build a new house with an attached garage that is larger than Ordinance allows.
  - a) Proposed dimensions of garage are 39'x31'x48'x33' and will contain approx 1,405 sq/ft with a garage sidewall height of 10'.
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 (front yard) and ordinance regulates that they must have a front yard of no less than 10 feet from the road r-o-w or road easement.
  - b) Shall not be nearer than 9 feet to any side lot line and at least 10' from the rear yard if not a lake front lot.
  - c) The proposed structure meets the overall height requirement of no taller than 30'.
4. Staff recommendation – Conditional Use – **Oversized Attached Garage**  
The Planning Commission has the option to postpone, recommend granting of the Conditional Use to the Board of Adjustment, or recommend denial of the Conditional Use to the Board of Adjustment.

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

- 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.

**Discussion:** Question from a public member. Dale & Arlene Demers that live at 713 Best Point Drive wanted to know if it was a garage attached to a house or an unattached. No concerns once they were informed it was attached and only 200sq/ft more than what is permitted.

**Action Item: Conditional Use – Oversized Attached Garage**

Motion by Dale Thompson to recommend approval of the conditional use request to the Board of Adjustment and adopt the findings outlines in the staff report. Second by Craig Johannsen. M/C All were ayes.

**CONDITIONAL USE #20-18**

\*Applicant waiver their right to personal appearance.

**Owner/Applicant:** Makenda, LLC Brian Kern

**Property Description:** Lot 2 Evergreen Acres in the NW ¼ of Section 36-106-52, Lakeview Township

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

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

**History/Issue(s):**

1. The applicant is requesting to build an addition onto the existing attached garage with larger dimensions than Ordinance allows.
  - a) Proposed dimensions of the garage addition are 10’x18’ with the overall dimensions of both the existing and addition to be 1,503 sq/ft with a garage sidewall height of 10’.
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 (front yard) and ordinance regulates that they must have a front yard of no less than 10 feet from the road r-o-w or road easement.
  - b) Shall not be nearer than 9 feet to any side lot line.
  - c) The proposed structure meets the overall height requirement of no taller than 30’.

**4. Staff recommendation – Conditional Use – Oversized Attached Garage**

The Planning Commission has the option to postpone, recommend granting of the Conditional Use to the Board of Adjustment, or recommend denial of the Conditional Use to the Board of Adjustment.

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

- 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.

**Action Item: Conditional Use – Oversized Attached Garage**

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.

**CONDITIONAL USE #20-19**

\*Applicant waiver their right to personal appearance.

**Owner/Applicant:** Thomas Hofer - Rustic Acres Hutterian Brethren, Inc, Robert Gehm- Northwestern Energy

**Property Description** NE ¼ of NE ¼ of NW ¼ of Section 9, Franklin Township

**Zoning Designation:** “A” Agricultural District

**Request:** The landowner and applicant are requesting a public utility gas regulator station.

**History/Issue(s):**

1. The applicant is requesting to construct a public utility natural gas regulator station. This same parcel of land has an existing swine CAFO located to the East. This proposed structure site will not affect the current CAFO barns or lagoons on site.
  - a) A proposed easement will be placed on the property to allows for the regulator site to be constructed, maintained and accessed by Northwestern Energy.
  - b) It will be a fenced in area to house the equipment.
  - c) This pipeline will allow Rustic Acres to convert over to natural gas as well as other landowners to tap into it along the line.
  - d) Rustic Acres is located approximately 3 miles South of this site.
2. Lake County Ordinance requires that a land owner go through the Conditional Use Process when located in the “A” District to construct an essential public utility structure. Article XI 1101.03 Conditional Use #16.
3. The proposed structure meets the required list of setbacks for structures located in the “A” District.
4. Franklin Township has been contacted and raises no objection to the dual use of the existing approach and their signature was obtained in approval.
5. Staff recommendation – Conditional Use – **Public Utility Gas Regulator Station**  
The Planning Commission has the option to postpone, recommend granting of the Conditional Use to the Board of Adjustment, or recommend denial of the Conditional Use to the Board of Adjustment.

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

- Essential public utility sites are allowed in the “A” District under certain conditions.
- There are other gas regulator sites in the “A” District so it would be generally compatible with adjacent properties and other property in the district.
- There is an essential need for this utility in the area.
- Franklin Township signed off in approval of the dual use of the existing approach.
- 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.

**Action Item: Conditional Use – Public Utility Gas Regulator Station**

Motion by Dale Thompson to recommend approval of the conditional use request to the Board of Adjustment and adopt the findings outlines in the staff report. Second by Craig Johannsen. M/C All were ayes.

DISCUSSION ITEM: SB-157 Shelli Gust, Lake County State’s Attorney’s Office, presented the policy changes that Senate Bill -157 included. More discussion in the future and actions will be anticipated with direction from First District.

BREAK FROM 8:56 AM – 9:02 AM

**VARIANCE-20-11**

**Owner/Applicant:** Jeffrey & Debra Luther (both in attendance)

**Property Description:** Lot 2 Woods Resort in the SW ¼ of Section 31-106-51, Wentworth Township

**Zoning Designation:** “LP 1” – Lake Madison

**Request:** The applicant is requesting a Variance from the required setbacks in the Lake Park -1 District.

**History/Issue(s):**

1. The applicant is requesting to rebuild a three-story single family home next to Lake Madison.
  - a. The existing home was recently removed due to extreme foundation issues. According to the applicant it became unsafe to inhabit as the whole home was shifting.
2. Lake County Ordinance requires that a single-family structure in the Lake Park District-1 must have a;
  - a. Minimum side yard setback of nine (9) feet.
  - b. If located next to a public road must have a front yard/road side property line setback of thirty (30) feet minimum.
  - c. Twenty-five-foot (25') lake side setback from the OHWM (this includes any proposed projections of the home, such as a wooden deck)
  - d. Must have at least a four-foot (4') lake side elevation from the OHWM
  - e. The overall height measurement from ground level to the tallest peak of the home, measurement is taken from the road side (30' is maximum height)
3. We acknowledge that this lot was platted prior to Lake County Zoning regulations and is considered nonconforming. The lot has unknown square footage density but the lot is known to only have a width of 50' on the road side. Conditions particular to the property were not the result of the actions of the applicant.
  - a. Minimum lot size requirement for LP-1 district is 9,600 sq. /ft.
  - b. Minimum lot width requirement for LP-1 district is 75 feet.
4. Adjoining neighbor has been contacted. They have raised no objections to the rebuild request. This property is located next to our Lake County road and the Superintendent was contacted and his concerns and without a proper survey and site plan to determine the requested setbacks does not feel comfortable with the rebuild request.
5. Staff cannot make a determination on what variances the applicant needs because a competed survey and site plan was not provided. Staff cannot make a recommendation to the board.

**Discussion:**

Jeff Luther presented with his wife, Debra, and spoke about some history of the area and lot. He purchased it 5 years ago and at that time had a structure inspection done with no concerns at that time. Recently he noticed the old home with starting to shift and the doors and windows started to show changes and gaps. It was suggested no longer to reside in the home because it was unsafe. After some investigating, they determined that the structure needed to be removed and demolition in the end was the only option they had. The previous owners did not partake in the shoreline restoration project which left the shoreline washed out on the lake side property. They have now filled in the shoreline with rip-rap and they approximate that added 27 more feet depth to the lot. They were not interested in having the lot surveyed for a site plan because of past history on another lot that became a nightmare with a

survey company. He noticed that other homes along the stretch do not meet any setbacks either. He has a hardship. He cannot meet the setbacks.

The commissioners sympathize with his situation but require a site survey with a site plan in order to determine what variances he is requesting.

Jeff noted that a barrier or temporary block needed to be placed for safety precautions because of the sheer drop off.

**Action Item: Variance – Lake Park District -1 Setbacks**

Motion by Dale Thompson to postpone the variance #20-11 until the applicant is able to obtain the proper information required for the proposed site plan. Variance #20-11 may come back for a Planning Commission Board recommendation if the site plan is completed. The next scheduled Planning Meeting date of November 10th, 2020. Second by Aaron Johnson. M/C All were ayes.

DISCUSSION ITEM: Retail Sales and Services in the Commercial/Industrial District. Members of the public included Charlie Scholl Galen Backus and Mary Arshem from the Daily Leader. Opinions were anonymous that this should be added to the district under a Conditional Use. Would like the opinions and recommendations of First District to draft an amendment to include the addition of retail sale and services, definitions to such and any other specific requirements. Would like the Zoning Official to coordinate a special meeting with Planning Commissioners inviting the County Commissioners and the public to attend if interested just for this topic.

Commissioner Dale Thompson excused himself from the rest of the meeting. 9:50 AM.

DISCUSSION ITEM: Accessory Structures in the Lake Park Districts 1, 2, 3. After a short discussion the following changes are suggested:

The following changes are:

Section 1103. Lake Park District-1 under **Permitted Uses** #6 Shall read: Unattached garages, sheds and accessory buildings shall be limited to maximum dimensions of 2,000 square feet, and shall have sidewall maximum height of sixteen feet.

Section 1103. Lake Park District-1 under **Permitted Uses** add #8 and shall read: Attached garages dimensions and sidewall height shall conform to the design of the house.

Section 1103. Lake Park District-1 under **Conditional Uses** #6 Shall read: Unattached garages, sheds and accessory buildings with dimensions greater than 2,000 square feet and/or sidewalls greater than sixteen feet in height.

Section 1104. Lake Park District-2 under **Permitted Uses** #6 Shall read: Unattached garages, sheds and accessory buildings shall be limited to maximum dimensions of 2,000 square feet, and shall have sidewall maximum height of sixteen feet.

Section 1104. Lake Park District-2 under **Permitted Uses** add #8 and shall read: Attached garages dimensions and sidewall height shall conform to the design of the house.

Section 1104. Lake Park District-2 under **Conditional Uses** #5 Shall read: Unattached garages, sheds and accessory buildings with dimensions greater than 2,000 square feet and/or sidewalls greater than sixteen feet in height.

Section 1105. Lake Park District-3 under **Permitted Uses** #1 Shall read: Private and Commercial Storage Facilities containing no more than six thousand (6,000) square feet and do not have sidewalls with a height greater than sixteen (16) feet.

Section 1105. Lake Park District-3 under **Conditional Uses** #2 Shall read: Private and Commercial Storage Facilities containing more than six thousand (6,000) square feet and have sidewalls with a height greater than sixteen (16) feet.

**PUBLIC COMMENT:** None.

Motion by Alan Schaefer to adjure the Planning Commission Meeting. Second by Aaron Johnson. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 10:15 AM.