

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, Doug Jerlow, Aaron Johnson, and official Mandi Anderson were all present. Gene Anderson was excused from today's meeting.

AGENDA/ADDITIONS:

None.

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

MINUTES/CORRECTIONS:

Motion by Dale Thompson to approve August 12th minutes sent to them by mail. Second by Alan Schaefer. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None.

NEW BUSINESS:

CONDITIONAL USE #20-13

*Applicant waiver right to personal appearance

Owner/Applicant: Jamie & Crystal Marlow Brandon Marlow- Contractor

Property Description: Lot 10 Johnsons Subdivision Outlot A Johnson Park & Lot B Bechtold's 1st Addition 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 unattached garage with greater dimensions.

History/Issue(s):

1. The applicant is requesting to build a garage on their lot that sits off of Lake Madison.
 - a) Proposed overall dimensions of 30'x 60' will contain 1,800 sq/ft and has a sidewall height of 14'.
 - b) This garage will be used for his own personal use, non-business.
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.
 - b) Shall not be nearer than 2 feet to any side or rear lot line, except that when a garage is entered from an alley it shall not be located closer than 10' to the lot line.
 - c) The proposed structure meets the overall height requirement of no taller than 30'.
4. Staff recommendation – Conditional Use – **Oversized Unattached 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 unattached garages/accessory buildings are allowable as a conditional use in the LP 1 – Lake Park District under certain conditions.
- There are other unattached 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 Unattached 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.

PLATS:

A Plat of Lot 1 & 2 of Konshak's Addition in the SE ¼ of Section 29-107-52 in Leroy Township was presented to the Planning Commission. This plat is located in the "A" District. Resubdividing existing homestead into Lot 1 and combine remaining adjacent farmland into Lot 2. 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 Doug Jerlow. M/C All were ayes.

A Plat of Lot 44 of Block 1 of Woodland's 58th Addition in Government Lot 7 of Section 22-106-52 in Lakeview Township was presented to the Planning Commission. This plat is located in the "LP-1" District. Subdividing a lot 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 Dale Thompson. M/C All were ayes.

PUBLIC COMMENT:

Matt Jeratowski- Asphalt Pros business owner, requesting the board to considered adding "racing parts and equiptment sales" to the Zoning Ordinance. He would like to sell them out of his Asphalt Pros Contractor Shop.

Motion by Doug Jerlow to adjure the Planning Commission Meeting. Second by Alan Schafer. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 8:19 AM.