

**VILLAGE OF LAKEVIEW  
PLANNING COMMISSION MINUTES  
MAY 31, 2022**

Chairman Lund called the Planning Commission Meeting to order at 6:30 P.M.

**Members Present:** Dave Lund, Craig Farrell, Michelle McElhinny, Gary Padden, Emily Griffith, Chad Lincoln and Gail Dolbee.

**Members Absent:** Ed Winter.

**Also Present:** Manager Dood and Melissa King

**Guests:** Doug Piggott

**Agenda Approval:** Griffith moved and Lincoln seconded to approve agenda as amended. Motion carried.

**Public Comments:** None

**Standing Items:** Lincoln moved and Farrell seconded to approve the minutes from April 21, 2022 as presented. Motion carried.

## **BUSINESS**

### Appointments

This will be moved to a later date.

### Draft 1 for Misc. Provisions/Definitions/Parking

Miscellaneous Provisions is the section at the beginning of the zoning ordinance that states the purpose of zoning. There are sections on vested rights, conflicting regulations and the repeal and adoption of the ordinance.

Definitions is intended to help with the words meaning in the ordinance. It is useful for the Planning Commission and the Zoning Board of Appeals. It will help interpret a section to know how it should be used.

The definitions in the defined terms are for things other than uses. In section M-O e. will be removed from the terms because it is a use and the definition for Mon-Conforming Lots (g) is missing.

### Parking/Loading/Access

Parking spaces are defined in this chapter. Parking spaces must be defined. This will keep the residential yards from looking haphazard. This will also keep residents from parking in the right of way. Any time a use is changed, it will affect the parking requirements. This is one reason a zoning permit is required. If a use isn't listed that requires site plan approval, it is up to the Planning Commission to determine the parking requirements. If it is a use that just requires a zoning permit then it is up to the zoning administrator to make that determination.

### Table of Uses

The Table of Uses and the Table of Use Requirements coincide with each other. The first table says where the uses are allowed.

Currently we do not require a permit for a new business in the Village. Doug explained that most cities/villages that he works with require a business license. They tie it to a fire review and a zoning review.

Nursing homes, senior citizen housing and similar group housing will be a permitted use in the R-2 district, not R-3. Three and four family dwellings are a permitted use in the R-2 district. Two family dwellings should be permitted by right in the R-2 district also.

In the Commercial Uses, banks, restaurants, drycleaners etc. require a special land use permit.

Industrial uses, Institutional uses and other uses were covered.

Adaptive Reuse allows the Planning Commission an avenue to give a new use in an area you wouldn't typically allow. Doug will give recommendations for the Other/Institutional uses that he was unable to finish before this meeting.

#### Table of Use Requirements

All of the uses that were covered, and the district allowed, can then be found in the table of use requirements.

In this table you will have the use, its definition, the required parking and the design standards.

Farrell moved and Lincoln seconded to adjourn at 8:22 PM. Motion carried.

Respectfully submitted,

Melissa King  
Village Clerk