

**VILLAGE OF LAKEVIEW
PLANNING COMMISSION MINUTES
JULY 19, 2022**

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

Members Present: Dave Lund, Michelle McElhinny, Gary Padden, Ed Winter, Chad Lincoln and Gail Dolbee.

Members Absent: Emily Griffith and Craig Farrell

Also Present: Manager Dood via zoom and Melissa King

Guests: Doug Piggott

Agenda Approval: Winter moved and Dolbee seconded to approve agenda as presented. Motion carried.

Public Comments: None

Standing Items: Lincoln moved and McElhinny seconded to approve the minutes from May 31, 2022 as presented. Motion carried.

BUSINESS

Appointments

Dolbee moved and Lund seconded to reappoint Ed Winter to the Planning Commission for a three-year term. Motion carried.

Tamarack Meadows

Redstone would like to amend the PUD and put in stick-built homes versus manufactured homes. The consensus from the Planning Commission is to move forward with this idea.

Lot Line Definitions on Corner Lots

The three options are Front/Front, the Front/Side, and the Front/Street Side.

The front/front has the greatest setbacks – 25’/25’

The front/side has setbacks – 25’/10’

And the front/street side setbacks – 25’/something more than 10’, less than 25’

It was unanimous to go with front/street side – 25’/15’

Lake Frontage Lot Line

The rear lot line would be the lake side. The front lot line would be the road side. There are a couple of strategies for this approach:

Site Line – You could build in back as long as you don’t build closer to the lake than the structures on either side of you. This would protect their view of the lake.

No Site Line – You could build within the restrictions with no regards to the neighbors.

You would treat the rear lot line as the front of the lot – This would allow you to build in the front of the lot with a lesser set back as long as it doesn’t restrict any vision entering the roadway.

It was decided that there would be different stipulations depending on the lot. Site line limitations and height restrictions will be included. Exceptions will be listed. Doug will draft language and illustrations that provide alternatives for said lots and it will be decided at the next meeting.

Chapter 2 – Definitions

A definition for a Non-Conforming Lot was added. Recreation vehicles was updated to meet the previous discussion the PC agreed upon.

Chapter 4 – General Requirements

This chapter was reviewed at a previous meeting. Areas that required more explanation are highlighted in the material presented. Some areas were deleted that the PC decided were not needed. Doug will include a provision in our Wellhead Protection that says any Wellhead protection requirements that the Village has must be reviewed in any project within the area of influence of Wellhead protection plan.

Chapter 5 – Sign Regulations

Purpose and Intent starts this chapter. This chapter runs through general requirements, any prohibited signage, and any permitting that is needed for signage. This chapter covers sign measurement, electronic/digital signs, maintenance of signs and nonconforming signs. There are regulations for temporary signs included. This chapter ends with sign requirements by zoning district. This takes all the relevant sign regulations and puts them in a table with the hopes it makes it easier to follow. It was decided there will be no regulations on window signs.

Chapter 8 – Landscaping

The standards contained in this section shall be applicable to all development which requires site plan approval. At an earlier meeting, the PC felt there were three instances that would require landscaping provisions. One was for buffer zones; one for parking lots; one for right-of-way greenbelts. This chapter also includes incentives for tree preservation. Types of trees and installation shall be in accordance with tables 8-2, 8-3 and 8-4.

Chapter 3 – District Regulations

Much of this chapter was covered at a prior meeting. The zoning district boundaries are identified by looking at the zoning map. If there is a question as far as how far a zoning district boundary goes, it is determined by the ZBA. There were some changes made in the Table 3-2: Table of Uses. Institutional uses and Other uses were noted if they are permitted. Prohibited (PR) was added as a use for this table. Accessory housing will be allowed and completed in the table of use requirements. The difference between R-1 and R-2 were discussed. The principal difference between R-1 and R-2 is the range of uses allowed. This is laid out in Table 3-2: Table of Uses.

Other Ordinances

A couple changes have been made based on decisions made at previous meetings.

In the Animal Control Ordinance, section 20, the kennel permit shall be obtained from the zoning administrator. No kennel shall be permitted within 100 feet of a residence. Consider requiring screening in this ordinance.

The Land Division Ordinance, Section 7, the ratio of depth to width was changed from 3:1 to 4:1. Section 8 in the Land Division removed language dealing with applicants that create lots that don't comply with the zoning ordinance. This was modified stating they could only have it if they got a variance from the ZBA.

The Blight Ordinance, Section 4, is now tied to the Inoperable Vehicle Ordinance #91-1 and Property Maintenance Code Ordinance #12.

Zoning Map

All the zoning districts are listed and the district zoning boundaries were modified.

There are a few changes that still need to be made. Doug has asked for the PC members to review and return the corrections to Manager Dood within the next few weeks so it can be corrected before the next meeting.

The multi-family dwellings were revisited. Multi-family dwellings should be permitted in R-3, not R-2 as shown in the table of uses. So currently, the way it works is duplexes or 3-4 family dwellings can be permitted in the R-1 district by special land use. 2-3-4 family dwellings can be permitted by right in the R-2 district, but nothing over 4 dwelling units. An option would be to shift everything over in the 2-3-4 family dwellings to not permitted in R-1 and special land use in R-2 and by right in R-3. R-1 district can only be a single-family dwelling. It was then determined that duplexes will continue to be allowed by special land use in R-1. This will all be laid out in Table 3-2: Table of Uses.

Lincoln moved and Winter seconded to adjourn at 8:49 PM. Motion carried.

Respectfully submitted,

Melissa King
Village Clerk