

**VILLAGE OF LAKEVIEW
PLANNING COMMISSION MINUTES
AUGUST 30, 2022**

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

Members Present: Dave Lund, Michelle McElhinny, Emily Griffith, Chad Lincoln and Craig Farrell.

Members Absent: Ed Winter, Gail Dolbee and Gary Padden.

Also Present: Manager Dood and Melissa King

Guests: Doug Piggott

Agenda Approval: Lincoln moved and Farrell seconded to approve agenda as presented. Motion carried.

Public Comments: None

Standing Items: Lincoln moved and McElhinny seconded to approve the minutes from July 19, 2022 as presented. Motion carried.

BUSINESS

Design Standards

These are the standards that are large enough in detail that they won't fit in the table of uses.

Accessory Wind Energy System has been added, though not many people are installing these any more.

Home Occupation – High Intensity requires special land use approval but allows a little more activity. They can employ one person other than a member of the immediate family residing on the premises.

Home Occupation – Low Intensity standards is permitted by right but does not allow for employees outside the immediate family residing on the premises.

Discussion took place regarding people who sell online from their home. With so many people working from home, our concern is we need to be prepared for these instances. With this in mind, it was decided to modify the high intensity home occupation. The Planning Commission would then have the opportunity to evaluate on a case-by-case basis.

Single Family Dwellings. This gives the square footage requirements of this ordinance for the zone in which it is located. It lays out other requirements such as basements, foundations, and etc.

Telecommunication Antennae/Tower is as presented.

Uses Not Listed. This is for a use that is not listed in the zoning ordinance and is similar to other uses permitted by right. This allows the Planning Commission to determine if the use is similar in nature and compatible with the principal uses permitted, or as a permitted accessory use listed in the district. The limitation is that we can't do it for those that are only found to be equivalent to uses requiring a special land use. If the PC determines the use is only similar to uses permitted as special land uses in the ordinance, or believe the use may be inappropriate for the Village, it must submit a report to the Village Council outlining its determination. The Council would then initiate an amendment to the zoning ordinance to classify the use as permitted by special land use in one or more districts, or to classify a use as prohibited.

Analysis of Lake Front Lots

There will not be any changes to the definition of the front lot line for people living on the lake.

We will grant the owners the right to have an accessory building in their front yard if they are adjacent to the lake.

We will allow the owners to have an accessory building on a lot across the street if they live on a lake and they own both the lots.

We will create a sight line, which is a line created by the principal buildings on the lots on either side of you, to prevent buildings from blocking any view.

We reviewed the Zoning Map for discrepancies. This map will be updated before the next meeting.

The draft of the zoning ordinance was handed out for all commissioners to review and identify any discrepancies. Final changes will be made and a public hearing will be planned. Then it is presented to Council for final adoption.

The next meeting has been set for Wednesday, September 28th at 6:30 pm.

Griffith moved and Lincoln seconded to adjourn at 7:24 PM. Motion carried.

Respectfully submitted,

Melissa King
Village Clerk