

VILLAGE OF THIRD LAKE  
PLAN COMMISSION / ZONING BOARD OF APPEALS

August 11, 2009  
7:00 p.m.

Minutes

1. Call to Order

Chairman Reap called the meeting of the Plan Commission / Zoning Board of Appeals to order at 7:00 p.m.

2. Roll Call

Present: Ellison, Goldman, Reap, Ruwitch, Williams, Lizzo  
Absent: Lick  
Also Present: Deputy Village Clerk Hope

3. Swearing in of Commissioners

Commissioners Ellison, Goldman, Reap, Ruwitch, Williams and Lizzo were sworn in. Lick was absent and will be sworn in at the September meeting.

4. Approval of Minutes

Consensus of the Board was to table the meeting minutes from the July 14, 2009 Public Hearing until all of the documents pertaining to the Public Hearing have been submitted for deliberation.

VOICE VOTE: ALL AYES, NO NAYS MOTION CARRIED

5. 2006 International Property Code Proposed Ordinance

The Commissioner's discussed the proposed ordinance to adopt the 2006 International Property Code into the Village Zoning Ordinance.

Discussion included the following points:

- Village needs a way to deal with inadequate upkeep of properties that have been vacated by the owner, both commercial (e.g. Wendy's) and residential (e.g. rental properties, foreclosure properties).
  - IPMC perceived as too comprehensive; too much government.
  - Reasoned that enforcement of existing ordinances was really the problem Too invasive toward residential in particular, could unfairly allow enforcement of current building code standards on existing homes built to older standards – including expensive interior mechanical, electrical and plumbing upgrades.
  - Might be more acceptable if adopted for commercial as-is but adapted to apply to residential exterior issues only.
  - What's wrong with current arrangement? Letters from Gary Beggan (GB) appear to have an extremely high compliance rate. Very few have actually been turned over to the village attorney to file suit
  - Is village acting outside its own best interest by utilizing GB as “Code Official”? GB lacks formal certification and therefore does not confer the same level of expertise when pointing out deficiencies. Better to use county building official to write formal citations for noncompliance and set court dates?
- The consensus of the committee members (all present except Rose Lick) was to NOT recommend adoption of the IPMC but rather evaluate existing ordinances that fall within the purview of P&Z and tighten up processes for enforcement where necessary.

6. Unfinished Business

A. Gages Lake Development – Update

Chairman Reap reported that the developers of the Gages Lake development have not submitted all of the plans which need to be reviewed. He stated that if all documents are turned in by September, the committee will discuss this issue at the September 15, 2009 meeting.

7. Adjournment

Motion by Ruwitch, seconded by Ellison to adjourn the Plan Commission Meeting at 8:15pm.

VOICE VOTE: ALL AYES, NO NAYES MOTION CARRIED

Minutes Approved:

  
Chairman

ATTEST:

  
Deputy Village Clerk

Date: 9/15/09