

**Village of Third Lake**  
**87 N Lake Ave.**  
**Plan Commission/Zoning Board of Appeals**  
**July 09, 2024**  
**MINUTES**

1. Chairman Jamie Reap called the meeting to order at 7:00 p.m.
2. Roll Call  
Present: Kemp, Klausner, Lizzo, Reap, Van Wie, Zeck  
Absent: Johnson  
Also present: Rodney Buckley, Sue Young, Jason Lizzo, Dan Penny, Chris Press
3. Approval of Minutes of Planning and Zoning Meeting June 11, 2024.

**Motion to approve Minutes dated June 11, 2024.**

**As amended by adding “and building” to bullet point 2 on item 7-1**

**Voice Vote:**

**Ayes: All**

**Nays: None**

**MOTION CARRIED**

4. Visitor Comments
6. Unfinished Business
  - Page 9 Parking section definitions – Rob Lizzo brought up several potential changes he wanted to see in the ordinance. He wants all canoes, kayaks and paddle boards identified as not being considered RV vehicles. Jamie Reap will work on verbiage for the ordinance to add “non-registered watercraft”.
  - Page 10 item D – Rob Lizzo would like to clarify that residents can park in the side yard of their garages in R-2 zoning. Mayor Buckley to work on.
  - Page 10 item F – Rob Lizzo would like to add “behind a permanent structure, fencing, or landscaping so as to be shielded from view from the road without limit as to their number.” In R-2 zoning. All other commissioners voiced opinions against this.
7. New Business  
Zoning Ordinance changes – discussion points from Mayor Buckley and different commissioners
  1. Chapter 24 Article III
    - Found numerous typos in Table 2 please revisit with corrected numbers and provide reasons for any recommended changes.

- Rob Lizzo suggested eliminating the “non-compliant” section for R-2 and making 50’ width and 21’ setbacks. Mayor Buckley will check with the village attorney for legal concerns.
  - Rob Lizzo suggested changing the side setback from 8’ to 4’ but still have a total of 16’. Other commissioners were concerned of potentially blocking the view of the lake. Mayor Buckley advised the 8’ was set for fire separation not esthetics.
2. Chapter 32 Article IV Division 6
- Page 2 item 12 – clarify “modify to say except as provided”
  - Page 6 item B-2-a add “or remodeled”
  - Page 7 item b – remove “square” after 100’ in length
  - David Kemp asked how to identify temporary use signage on a permanent sign. (ref B and B help wanted sign) Current ordinance doesn’t specify.
3. Chapter 32 Article IV Division 8
- Table 3 page 4 Porches and Stoops, row Side Yard column NP inserted but on page 5 steps allows up to 8”. Needs to be consistent on both sections.
  - Sec 32-307 Rob Lizzo suggested adding “to include accessory structure” his example is he uses one of his accessory buildings as an office for his architecture business.
  - Page 7 unit 13-1 Eliminate “a” as the other items require this to be inside, and it should not matter if it is the resident’s vehicle or not
  - Page 7b redo Earth station satellite to remove most but include newer technology such as Dish TV or Star Link

8. Adjournment

**Motion by Van Wie, seconded by Kemp to adjourn the meeting at 9:11 p.m.**

**Voice Vote:**

**Ayes: All**

**Nays: None**

**MOTION CARRIED**

Approved: \_\_\_\_\_

**Jamie Reap, Chairperson**

ATTEST: \_\_\_\_\_

**Rodney Buckley, Mayor**