

Village of Third Lake
87 N Lake Ave.
Plan Commission/Zoning Board of Appeals
October 15, 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:

Also present: Rodney Buckley, Kelly Novak

3. Approval of Minutes of Planning and Zoning Meeting July 9, 2024.

Motion to approve Minutes dated July 9, 2024.

As amended by adding “non-registered watercraft” to bullet point 1 under unfinished business

Voice Vote:

Ayes: All

Nays: None

MOTION CARRIED

4. Visitor Comments

6. Unfinished Business

7. New Business

Zoning Ordinance changes – discussion points from Mayor Buckley and different commissioners

1. Chapter 32 Article IV Division 3 Environmental Regulations

- Sec. 32-143, b3 – Add “As defined by the Zoning Officer.”
- Sec. 32-144, d – Add “unreasonably” to second sentence before word impede.

2. Chapter 32 Article IV Division 6 Sign Regulations

- Sec. 32-236, 3 – “Projecting signs” needs to be defined

3. Chapter 32 Article V Nonconforming Lots, Uses and Structures

- Sec. 32-460 – Definition for “Nonconforming recorded lot” needs to be the same as under Chapter 32, Article 1, 32-2 definitions.
- Sec. 32-460, B-1-c – “Street yard” from previous version needs to be included

4. Chapter 32 Article 1 In General, Definitions

- Sec. 32-2, page 5 – Dwelling, Dwelling Multi-Family, Dwelling Single-Family, Dwelling Two-Family need to be combined with definitions on page 15.

- Sec. 32-2, page 7 – Home Occupation, remove the word “retail” in the last sentence
- Sec. 32-2, page 10 – Outdoor Storage, add “Meet current locally adopted codes.”
- Sec. 32-2, page 14 – As-built Drawings, add the word “architect,” between engineer and surveyor. Add the word “conditions,” between the word as-built and locations. To clarify intent, add a second definition for As-built Survey.
- Sec. 32-2, Page 15 – Development, Mayor Buckley will clarify with B. Hupp why the last sentence was added. “The term development as used in this chapter may also refer to actions consistent with common dictionary definitions of the term”
- Sec. 32-2, Page 15 - Dwelling, Dwelling Multi-Family, Dwelling Single-Family, Dwelling Two-Family need to be combined with definitions on page 5.
- Sec. 32-2, Page 16 – Floor Area, Gross Floor Area, Floor Area Ratio, Mayor Buckley will get clarifications with B. Hupp on these definitions.
- Sec. 32-2, Page 16 – Height, change the word element to “segment” and take out the word “building”
- Sec. 32-2, Page 16 – Lot Line, Lake, move the word shoreline after the words water level to read “Water Level, Shoreline” at both locations in this definition.
- Sec. 32-2, Page 17 – Nonconforming recorded lot, the definition should be the same as Chapter 32, Article V 32-460, 1
- Sec. 32-2, Page 19 – Subdivision, change the word involve to “include”

8. Adjournment

Motion by Klausner, seconded by Kemp to adjourn the meeting at 8:56 p.m.

Voice Vote:

Ayes: All

Nays: None

MOTION CARRIED

Approved: _____

Jamie Reap, Chairperson

ATTEST: _____

Kelly Novak, Village Clerk