

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

1. Chairman Jamie Reap called the meeting to order at 7:02 p.m.

2. Roll Call

Present: Reap, Kemp, Klausner, Lizzo, Van Wie

Absent: Johnson, Zeck

Also present: Rodney Buckley, Kelly Novak

3. Approval of Minutes of Planning and Zoning Meeting August 15, 2023.

Motion by Van Wie, seconded by Klausner to approve of Minutes dated August 15, 2023 as amended.

Voice Vote:

Ayes: All

Nays: None

MOTION CARRIED

4. Visitor Comments

6. Unfinished Business

7. New Business

Mayor Buckley explained we are revamping the current zoning ordinance because it is old and outdated. The purpose today is to review the allowable businesses in each business district and review definitions to clarify understanding of each business grouping.

Zoning Ordinance changes – discussion points from different commissioners

- Remove any actual prohibited or permitted uses within the definitions that is allowed by another ordinance, it weakens the whole document
- If we have a separate ordinance forbidding something, don't include it in this Planning & Zoning ordinance because it can be challenged
- Be sure to address ADU – Accessory Dwelling Units
- Home Occupation needs a definition
- Add acreage requirement to Church similar to that used with schools
- Clarify where the micro-brewery and micro-winery production limits came from and if we need to increase them

- Outdoor storage of materials hasn't been defined yet. It is thought to be defined within the IBC, Bob Lizzo will look this up for discussion at the next meeting
- Special Use Procedures and Standards document dated 1/4/24
 1. In section C8b remove the words *the conduct of*
 2. In section C8d add the wording *including hours of operation*
 3. In section D1c add the wording *pedestrian access*
 4. In section 2i about drive-through facilities, add *allow the Village the right to regulate hours of operation*

8. Adjournment

Motion by Van Wie, seconded by Lizzo to adjourn the meeting at 8:54 p.m.

Voice Vote:

Ayes: All

Nays: None

MOTION CARRIED

Approved: _____

Jamie Reap, Chairperson

ATTEST: _____

Kelly Novak, Deputy Village Clerk