

Village of Third Lake
87 N Lake Ave.
Plan Commission/Zoning Board of Appeals
November 12, 2024
MINUTES

1. Chairman Jamie Reap called the meeting to order at 7:00 p.m.
2. Roll Call
Present: Kemp, Lizzo, Reap, Van Wie, Zeck
Absent: Klausner
Also present: Rodney Buckley, Tesira Carrera, John Jackson, Jason Lizzo, Andrea Mills, Chris Press, Jim Pye, Chris Trendle, Tracy Trendle

3. Approval of Minutes of Planning and Zoning Meeting October 15, 2024.

Motion by Van Wie, seconded by Lizzo to approve of Minutes dated October 15, 2024.

Voice Vote:

Ayes: All

Nays: None

MOTION CARRIED

4. Visitor Comments
6. Unfinished Business
7. New Business
Zoning Ordinance updates – Review complete draft dated 10/29/24 - discussion points from Mayor Buckley and recommendations from different commissioners
 - A. Chapter 32 Article I Sec. 32-2 definitions (page 14) – move Sec. 32-208 to this section
 - B. Chapter 32 Article III Sec. 32-55 (page 42) – move table 5 to this section
 - C. Chapter 32 Article IV Sec. 32-206 c (page 70) – add “or rear yard” after side yard
 - D. Chapter 32 Article IV Sec. 32-206 c & d (page 70) – The committee was not in agreement on how to handle storage in rear yards. Bob Lizzo would like the consultant to re-visit both definitions on how to best identify rear storage in R3
 - E. Chapter 32 Article IV Sec. 32-208 (pages 72 & 73) Move these definitions to general definitions section. (page 14)
 - F. Chapter 32 Article IV Sec. 32-306 a (page 92) – Mayor Buckley will clarify the intent with consultant if the table referenced should be 2 or 4.
 - G. Chapter 32 Article IV (page 93) – Move Table 5 to page 42 so tables 2,3,4 and 5 are consecutive.
 - H. Chapter 32 Article IV b (page 97) – The table referenced should be Table 4 not Table 2.

- I. Chapter 32 Article IV Sec. 32-431 b 1 c (page 139) – Change the word “flush” to “surface” mounted
- J. Chapter 32 Article IV Sec. 32-431 (page 140) – Add a section following this that discusses building integrated solar systems that don’t have to be removed if they are inoperable
- K. Chapter 32 Article IV Sec. 32-433 c 2 a-d (pages 147 & 148) – Remove reference to a complaint hotline
- L. Chapter 32 Article IV Sec. 32-438 (pages 150 – 153) – Move definitions to the front (page 14) so that all definitions are combined
- M. Chapter 32 Article V Sec. 32-461 1 a – d (pages 154 – 155) – All Table 2 references should be changed to Table 4

8. Visitor Comments

- A. Resident Jim Pye commented that he would like to be able to store three trailers on his property.
- B. Resident Chris Trendle commented that he does not want RV and boat storage to be limited on his property.
- C. Resident John Jackson commented that he wants to be able to park trailers and boats in his driveway.

9. Adjournment

Motion by Van Wie, seconded by Zeck to adjourn the meeting at 9:05 p.m.

Voice Vote:

Ayes: All

Nays: None

MOTION CARRIED

Approved: _____

Jamie Reap, Chairperson

ATTEST: _____

Kelly Novak, Village Clerk