

**Village of Third Lake**  
**87 N Lake Ave.**  
**Plan Commission/Zoning Board of Appeals**  
**December 10, 2024**  
**MINUTES**

1. Chairman Jamie Reap called the meeting to order at 7:00 p.m.

2. Roll Call

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

Absent: Kemp

Also present: Rodney Buckley, Chris Press, Sue Young

3. Approval of Minutes of Planning and Zoning Meeting November 12, 2024.

**Motion by Van Wie, seconded by Klausner to approve of Minutes dated November 12, 2024.**

**Voice Vote:**

**Ayes: All**

**Nays: None**

**MOTION CARRIED**

4. Visitor Comments

6. Unfinished Business

7. New Business

A. The Village Code section 2 – 22, which discusses the procedure for public comment, was distributed and discussed as a reminder of procedures to follow at meetings moving forward.

B. Zoning Ordinance updates

1. Impervious Surface Area definition –

a. Commissioner Lizzo would like the percentages in R-2 and R-3 for the Maximum Impervious Surface Area increased. The decision was made to keep them as listed because each resident's lot should be responsible for absorption of their runoff to reduce the nutrients and turbidity from going into the lakes.

b. Mayor Buckley will check with our consultant/lawyer about the use of "including, but not limited to" within this definition.

2. Sec. 32-206 – Change the title by adding “and Utility/Haul Trailers” after Recreational Vehicle Parking.
3. Sec. 32-208
  - a. Portable Home Storage Unit - Re-work this definition to add a size qualifier so that small storage boxes aren't covered by this definition.
  - b. Recreational Vehicle – Remove “utility or haul trailer” from this definition.
4. Sec. 32-464
  - a. Change the title by adding “and Utility/Haul Trailers” after Recreational Vehicle Parking.
  - b. No further action to be taken at this time.

8. Visitor Comments

Resident Sue Young commented that she wants boats to be able to be stored in her driveway and on her property. Commissioner Reap stated that the old Ordinance has a lot of inconsistencies, and it wasn't enforced properly. That is the reason for updating it at this time and there will be changes to bring it to current standards utilized within surrounding communities.

9. Adjournment

Motion by Klausner, seconded by Zeck to adjourn the meeting at 8:25 p.m.

Voice Vote:

Ayes: All

Nays: None

**MOTION CARRIED**

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

  
Jamie Reap, Chairperson

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

  
Kelly Novak, Village Clerk