

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, April 6, 2022

Present: Steve VanHouse
Wade LeBlanc
Nelson French
Mike Johnson

Excused: Richard DeRosier

Gary Thompson, Planning & Zoning Director
Tim Costley, City Attorney
Ekalath Sophaphanh, ICS Construction
Jay Belastro, Lake County Schools
Joe Nicklay, Lake County Schools
Luke Selken, ICS Construction
Sal Bagley, WOLD Architects
Tyler Ertl, WOLD Architects

VanHouse called the meeting to order at 4:00 p.m.

Agenda – Motion by French, second LeBlanc to approve the Agenda with following additions under new business- B. Lake Superior School District Variance request. C. Set Public Hearing for Chapter 12 City Code Amendments. D. Set Public Hearing for Rezoning of Property in and around the Silver Bay Business Park and Silver Bay Golf Course. E. Set Public Hearing for Boathouse Bay Development Plat, Conditional Use permit, and Planned Unit Development. F. Set Special Working Meeting of Planning & Zoning Board for review of City Code Changes, Rezoning, and Boathouse Bay Plat, Conditional Use, and PUD. G. Set Special Meeting of Planning & Zoning Board for review and taking action, directly following Public Hearings. MOTION CARRIED.

Approval of February 9th 2022 Regular Meeting Minutes- Motion by DeRosier, second Johnson to approve minutes of February 9th. MOTION CARRIED.

Zoning Administrators Report – One land use permit was issued at 18 Adams Blvd for 6' privacy fence. Zoning request to replace and install equipment on tower at 21 Shop Hill Rd.

Communications - None at this time.

OLD BUSINESS

Subcommittee for Proposed Zoning Codes and Maps – French and Thompson will be meeting to discuss and update mapping for the proposed Zoning Codes.

Other Proposed City Code Zoning Modifications, Unrelated to Current Zoning Issues Before the Board – Any proposed City Code Zoning Modifications can be brought to upcoming Special meeting on April 20th.

NEW BUSINESS

Proposed New Permit Applications- New permit applications were given to board and discussion followed on streamlining the application process and filing online. Thompson would like “shed permit under 200 sq. feet” added to drop down menu stating no permit required but have rules included and the addition of “tower” added as well. Board will review new permits and discuss any changes at upcoming meeting.

Lake Superior School District Variance Request- Lake Superior Schools have submitted a variance request varying the setback requirement from 25’ to 6’ from the property line, on the North side of the building, due to the 100’ road right-of-way, and 25’ to 20’ from the property line on the West side of the building facing Horn Blvd, in order to construct an addition for the main office and secure vestibule on the front of the building. Sal Bagley of WOLD Architects provided information regarding addition and discussion followed on location of addition. Thompson recommended amending application to include the side setback. Motion by DeRosier, second Johnson to accept amended variance request and move to set public hearing. Motion by LeBlanc, second French to set Public Hearing Wednesday, April 4th 2022 at 4:00 p.m. prior to regular Planning & Zoning meeting. MOTION CARRIED.

Set Public Hearing for Chapter 12 City Code Amendments, April 27th at 4:00 p.m.- Discussion on changing codes for new developments and VRBO’s within the City. Motion by DeRosier, second French to set Public Hearing for Chapter 12 City Code Amendments, April 27th at 4:00 p.m. MOTION CARRIED.

Set Public Hearing for Rezoning of Property in and Around Silver Bay Business Park and Golf Course, April 27th at 4:00 p.m.- Discussion on rezoning for new developments in the City. Motion by DeRosier, second French to set Public Hearing for Rezoning of Property in and Around Silver Bay Business Park and Golf Course for April 27th, at 4:00 p.m. MOTION CARRIED.

Set Public Hearing for Boathouse Bay Development Plat, Conditional Use Permit, and Planned Unit Development April 27th at 4:00 p.m.- Discussion on Boathouse Bay Plat, PUD process and coastal zone management. Motion by DeRosier, second French to set Pubic Hearing for Boathouse Bay Development Plat, Conditional Use Permit and Planned Unit Development for April 27th, at 4:00 p.m. MOTION CARRIED.

Set Special Working Meeting of the Planning & Zoning Board for the purpose of reviewing City Code Changes, Rezoning, and Boathouse Bay Plat, Conditional Use, and PUD, April 20th at 4:00 p.m.- Motion by DeRosier, second French to set Special Working Meeting to review City Code Changes, Rezoning, and Boathouse Bay Plat, Conditional Use, and PUD for April 20th at 4:00 p.m. Drown will provide needed information via hard copy to Board members prior to meeting. MOTION CARRIED.

Set Special Meeting of the Planning & Zoning Board for review and taking direction action, directly following Public Hearings- Motion by DeRosier, second French to set Special Meeting on April 27th directly following public hearings regarding City Code Changes, Rezoning, and Boathouse Bay Plat, Conditional Use, and PUD. MOTION CARRIED.

Motion by LeBlanc, second Johnson to adjourn at 6:15 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson