

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, April 5, 2023

Present: Steve VanHouse
Richard DeRosier via ZOOM
Nelson French

Excused: Mike Johnson
Wade LeBlanc

Gary Thompson, Planning & Zoning Director
Tim Costley, City Attorney via ZOOM
Dustin Goutermont-left at 5:05 p.m.
Cole Ernest-left at 4:30 p.m.
Dave Nobbe

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

Agenda – Motion by French, second DeRosier to approve the Agenda with addition of Downtown Design Concept. MOTION CARRIED.

Approval of Minutes- Motion by DeRosier, second French to approve March 8th, 2023 meeting minutes. MOTION CARRIED.

Zoning Administrators Report – There have been no new permits issued.

Communications – None at this time.

OLD BUSINESS

Updated Zoning Map- Commission reviewed the updated zoning maps with changes as requested and approved at previous meeting to include color-coding and the addition of a legend. Discussion regarding addition of Shopping Center District, Bayview Park addition, future changes in shopping center and golf course housing development. Motion by French, second DeRosier to refer to Council to adopt updated zoning map and have Planning & Zoning address zoning issues in the coming months. MOTION CARRIED.

City Blight- Will be discussed at a future meeting.

Short-term Rentals- Council referred the short-term rental document back to Planning & Zoning for clarification of FR zones within the city. Discussion on Chapter 12 amendments regarding 300' from adjoining R1 parcels, 5-acre buffer, and conditional use permits. City Attorney will clarify language in Chapter 1210.10 (FR District) and 1210.13 (Bayview Park). Motion by French, second DeRosier to recommend to Council to review the language clarification in Short-Term Rental Document, Chapter 1210 code and move forward with city code adoption and amendment process for the City. MOTION CARRIED.

NEW BUSINESS

Downtown Design Concepts- Drown presented three downtown concept drawings based on public input during the Design Team visit that he received from Jordan Van der Hagen of Damon Farber Landscape Architects. Drown would like to put a working group together to develop a final concept for public review. Discussion followed on completing a final plan, working with the County so they can properly plan for any future changes that would impact the Banks Boulevard CSAH construction in 2024, options for changing CSAH road designation and submitting to the County prior to the County completing their plans for redoing Banks Ave in 2024, and the need for improvements to this area so the Lake County HRA can move forward with an additional apartment complex in this area. Further discussion on current projects the city is doing, costs to taxpayers, and the future plans for the city center area.

Motion by VanHouse, second Nelson to adjourn at 5:30 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson