

PLANNING AND ZONING COMMISSION
Public Hearing

4:00 P.M.

Wednesday, April 3, 2024

Present: Steve VanHouse
Richard DeRosier
Wade LeBlanc
Mike Johnson
Nelson French

Tim Costley, City Attorney
Matthew Johnson, Lake County HRA
Ruth Koepke
Debora M. Johnson
Marcia Oates
Faron Meeks
Carolyn Hudyma

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

VanHouse described the purpose for the hearing is to receive public comments on the Zoning Amendment to 1210.06 (HB) Highway Business Commercial. Subd. 3.A., a variance request submitted by Steve VanHouse regarding a lot subdivision of Parcel #22-7470-10352 into two parcels, a variance request from Lake County HRA regarding a lot subdivision of Parcel #22-7570-10355 into two parcels and a variance from the height restriction to 42 feet at its peak, and a Conditional Use permit request by Lake County HRA to develop a multifamily commercial building in a (HB) Highway Business commercial zone. VanHouse explained to the public that this public hearing is only to discuss the zoning amendment, variance requests, and conditional use permit request.

VanHouse explained that the Planning and Zoning Board will open the hearing up for public comments, take comments, and then adjourn the Public Hearing. The Regular Meeting will immediately follow the Public Hearing at which time the Commission will make a recommendation to the City Council to accept or deny the zoning amendment, variance applications, and conditional use permit.

VanHouse confirmed that all members agree the variance application is complete, including the City Attorney.

Zoning Amendment to 1210.06 (HB) Highway Business Commercial. Subd. 3.A. to read as follows: Subd. 3 Uses Allowed by a Conditional Use Permit

A. All uses identified as Conditional Uses in the R-1 and SC District and Permitted Uses in the R-2 District

Faron Meeks questioned if the zoning amendment would allow more businesses to be built within the new HB district and would there be any potential issues with other requests.

VanHouse explained the new zoning amendment would be allowed throughout the city, but any potential requests will have to submit a conditional use permit.

French stated that by requiring a conditional use permit it gives the city the ability to place certain conditions for each request.

VanHouse asked if there were any other comments or questions regarding the proposed zoning amendment. There were no further public comments or questions.

Variance Request from Steve VanHouse Regarding a Lot Subdivision of Parcel #22-7470-10352 into Two Parcels-

The parcel map was reviewed of the proposed lot split of Parcel #22-7470-10352 into two parcels. VanHouse asked if there were any questions or comments regarding the proposed lot split of #22-7470-10352 into two (2) parcels. There were no public comments or questions.

Variance Request from Lake County Housing and Redevelopment Authority (LCHRA) Regarding a Lot Subdivision of Parcel #22-7470-10355 into Two Parcels and a Variance from the Height Restriction to 42 Feet at its Peak-

Faron Meeks stated his concerns regarding how the fire department would fight a fire with the 42' peak without a ladder truck.

City Attorney Costley asked if the fire department has the equipment needed and if there was a concern by the Fire Department, if so, it needs to be address.

Faron Meeks replied that with today sprinkler systems and building requirements it should be ok, but just more difficult for firefighters.

There was discussion regarding the number of three-story buildings in the fire department response area. Council Member and Lake County HRA Board President DeRosier, stated that he had contacted Silver Bay Fire Chief Rowlee and the State Fire Marshal regarding the 42' peak and the ability to fight a fire without a ladder truck, and neither noted any concerns.

Matthew Johnson, Lake County HRA stated the ability to fight a fire was one of their first questions they addressed and reached out to the Silver Bay Fire Department, but had not received a reply.

VanHouse asked if there were any other comments or questions regarding the proposed variance request from Lake County HRA. There were no further public comments or questions.

Conditional Use Request from Lake County Housing and Redevelopment Authority (LCHRA) to Develop a Multi-Family commercial Building in a (HB) Highway Business Commercial Zone-

VanHouse asked if there were any public comments or questions regarding the Conditional Use Permit request from the Lake County HRA to develop a multi-family commercial building in a (HB) Highway Business Commercial Zone. There were no public comments or questions.

Public Comments-

VanHouse asked for any further questions or comments. VanHouse called for final comments or questions. No additional comments received.

Motion by LeBlanc, second Johnson to adjourn at 4:22 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson