

REGULAR
February 14, 2018

PLANNING
08:00 AM

The regular meeting of the Lake County Planning Commission was called to order at the hour of 08:02 AM in the County Commission Board Room.

ROLL CALL:

Craig Johannsen, Dale Thompson, Joe Aldrich, Don Bickett, Doug Jerlow, Aaron Johnson, Gene Anderson and Mandi Anderson were all present.

AGENDA/ADDITIONS:

None.

Motion by Aaron Johnson to approve the agenda. Second by Craig Johannsen. M/C All were ayes.

MINUTES/CORRECTIONS:

Motion by Craig Johannsen to approve January 10th minutes sent to them by mail. Second by Doug Jerlow. M/C All were ayes.

OLD/UNFINISHED BUSINESS:

None

NEW BUSINESS:

VARIANCE 18-01

Owner/Applicant: Rodney Jatton, Scott Williams – Contractor

Property Description: NW ¼ Section 28-108-52, Nunda Township

Zoning Description: "A"- Agricultural District

Request: The applicants are seeking a variance from the minimum front yard setback.

History/Issue(s):

1. The applicant is interested in building an addition onto the existing house and is requesting to build in the required front yard.
 - a. Addition to include a bedroom on the main floor. 16'x 16'
2. They are requesting a 11' variance, the proposed addition would be 64' from the Western front yard lot line.
 - a. Ordinance states that structures shall maintain a minimum setback of 75' measured from the Road R-O-W.
 - b. He meets all other setbacks. He is not located on a corner lot.
3. Lake County Ordinance requires that a landowner go through the variance process if they cannot meet the setbacks. The current house sits within the required front yard and therefore additions to the North, South or West would require a variance.
4. The Nunda township has been contacted. They have raised no objections to the variance request and their signature was obtained in approval. Adjoining land is owned by Jatton or is not applicable for this variance request.
5. Staff recommendation – Variance – **Minimum Front Yard Setback**
The Planning Commission has the option to table, recommend granting of the Variance to the Board of Adjustment, or recommend denial of the Variance to the Board of Adjustment

If the Planning Commission recommends granting of the Variance it could use the following findings:

- The variance would not be injurious to the neighborhood or detrimental to the public welfare

- The township does not object to the Variance request
- The Variance is the minimum Variance that will make possible the reasonable use of the land
- The reasons set forth justify the granting of the Variance
- The granting of the variance request would confer on the applicant special privilege denied to others in the "A" district.
- There are special conditions or circumstances that exist which are peculiar to the land, structure, or building involved, and which are applicable to other land, structures, or buildings in the same district.

If the Planning Commission recommends denial of the Variance it could use the following finding:

NONE

Action Item: Variance – Minimum Front Yard Setback

Motion by Dale Thompson to recommend approval to the County Commission BOA of the applicant's variance request and adopt the findings as outlined in the staff report. Second by Doug Jerlow. M/C All were ayes.

A Plat of Lot 2A of Callahan's 4th Addition in the SE ¼ of Section 4-106-52 in Lakeview Township was presented to the Planning Commission. This plat is located in the "A" District. They are subdividing Lot 1 of Callahan's Addition for residential development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Craig Johannsen to recommend the approval of this plat to the County Commission. Second by Doug Jerlow. M/C All were ayes.

A Plat of Tract 1 of Hyland Hog's Addition in the NE ¼ of Section 12-107-53 in Farmington Township was presented to the Planning Commission. This plat is located in the "A" District. They are dividing land from farmland for future hog confinement development. Meets Lake County Regulations and the taxes have been paid in full. Motion by Doug Jerlow to recommend the approval of this plat to the County Commission. Second by Gene Anderson. M/C All were ayes.

Motion by Gene Anderson to adjure the Planning Commission Meeting. Second by Doug Jerlow. Chair Don Bickett adjourned the Planning Commission meeting at the hour of 8:15 AM.