

Meeting called to order by Chairperson Jim Duncan

Members present: *James Duncan Jr., Denny Aubin, Jamey Flaherty, Kellie Flaherty

Others in attendance: Sean Stanek, Gary Hansen, Jerome Sweeney, Jeff Spencer, Peter Xiong, Sheryl Holmgren

Motion by Kellie Flaherty to open public hearing at 5:15 p.m. Second by Denny Aubin. All in Favor. Carried.

Public Hearing regarding Planning Commission CUP Application #90 Gary Hansen, 115 Pine Crest Road in conjunction with Jenna Lobanoff, request for minor subdivision. Zoning District 300-6 Village Residential. Ordinance 272-8 requests that the Planning Commission reviews minor subdivision site plan.

No public comments were made by individuals present.

Public Hearing regarding Planning Commission CUP Application #91 P&J Dream Inn LLC, 109 Indianhead Shore Drive. Request to convert existing Inn units into a four-unit condominium. Zoning District 300-7 Waterfront Development.

Jeff Spencer and Peter Xiong were in attendance. Peter Xiong stated as property owners of P & J Dream Inn for the past two years business has remained steady. In not living locally, the property owners are looking for an alternative plan to sell their property. They would like to transition the property into a four-unit condominium.

Sheryl Holmgren was in attendance. Sheryl Holmgren inquired on if the use of the building changed from a seasonal rental property to a year-round condominium, how the condominium owners would manage the parking. Currently there is not sufficient parking for the rental property. Sheryl Holmgren also noted the Village should evaluate the lift station near Indianhead Shore Drive to see if the current lift station is able manage a higher-than-normal flow rate with year-round residency.

Motion by Jamey Flaherty to close public hearing. Second by Kellie Flaherty. On roll call: Denny Aubin, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; James Duncan Jr., yes. Carried 5:30 p.m.

Planning Commission Meeting called to order at 5:31 p.m. by Chair James Duncan Jr.

To consider and possibly act to approve and recommend to the Village Board Conditional Use Permit Application #90 Gary Hansen, 115 Pine Crest Road in conjunction with Jenna Lobanoff, request for minor subdivision. Zoning District 300-6 Village Residential. Ordinance 272-8 requests that the Planning Commission reviews minor subdivision site plan.

In review of the proposed CSM, it was noted Gary Hansen has two parcels that abut Pine Crest Road, Parcel ID#106-00479-0000 & Parcel ID#106-00480-0000. It was noted on the proposed plan, parcel 2 would be reduced allotting the difference to parcel 1, making parcel 1 a buildable and sellable lot.

James Duncan Jr. stated he had many communications with Jerome Sweeney, who owns 144 Pine Crest Road. Mr. Sweeney expressed concerns regarding Mr. Hansen and Jena Lobanoff not being willing to sell a portion of their land to Mr. Sweeney. Mr. Sweeney noted he is not able to access his property on the south side of Pine Crest Road without walking through Mr. Hansens property. James Duncan Jr. stated, after reviewing the property parcel maps, Mr. Sweeney would still be able to legally access his property if the Planning Commission made a recommendation to the board for approval of CUP 90. Mr. Sweeney's parcel would not be considered landlocked and he could access the south end of his parcel by walking through a deep ravine. Why its not the most passable, the Village would not be creating an illegal lot. Mr. Sweeney stated by Mr. Hansen selling his property to the Lobanoff family, he would be losing the only practical access to get to the south end of his property. Mr. Sweeney stated it would cost a great deal of money to fill in the deep ravine.

Motion by Jamey Flaherty to recommend to the Village Board approving Conditional Use Permit Application #90, Gary Hansen, 115 Pine Crest Road in conjunction with Jenna Lobanoff, request for minor subdivision as presented with the following conditions: 1. The applicant shall obtain all necessary permits and approvals from the Village and other applicable entities with jurisdiction prior to any construction, 2. Require all activities related to future construction to be done in compliance with Village ordinances. Second by Denny Aubin. On roll call: Denny Aubin, yes; Jamey Flaherty, yes; Kellie Flaherty, yes; James Duncan Jr., yes.

To consider and possibly act to approve and recommend to the Village Board Conditional Use Permit Application #91 P&J Dream Inn LLC, 109 Indianhead Shore Drive. Request to convert existing Inn units into a four-unit condominium. Zoning District 300-7 Waterfront Development.

James Duncan Jr. stated a neighboring property owner to 109 Indianhead Shore Drive phoned him and expressed concerns regarding year-round parking. Currently individuals who rent an Inn for the weekend, park on both sides of Indianhead Shore Drive. If the land use was changed to a condominium, the condominium association would have to ensure there would be adequate off-street parking on the premise for all residents. James Duncan Jr. also stated, concerns regarding the lift station should be addressed by the Director of Public Works. James Duncan Jr. stated the Village attorney issued a legal opinion for this CUP to be considered. The property owner should provide the Planning Commission with a condo plat showing individual ownership areas and where the common areas would be located on the property. In addition, the property owners should provide bylaws for the condo covenants. It was also noted, the property owner may have to request a variance through the Board of Zoning appeals if the use of the building changes to a condo as it would be an existing nonconforming situation.

Motion by Kellie Flaherty to table CUP#91 P&J Dream Inn LLC. until the following information is received by the property owners: 1. A condo plat showing individual ownership areas and common areas located on the property, 1. A condo association bylaws or covenants. 3. The property owner must provide documentation on how parking concerns will be addressed, 4. The Director of Public Works should notate how a condominium at said property would impact the sewer lift stations on said street. Second by Jamey Flaherty. All in Favor. Carried.

Motion by Jamey Flaherty to adjourn. Seconded by Kellie Flaherty. All in Favor. Carried.

Amy VanDeBrake, Village Clerk-Treasurer