

**VILLAGE OF LAKEWOOD
PUBLIC HEARING
BEFORE THE PLANNING AND ZONING COMMITTEE
APRIL 25, 2017**

The Public Hearing was called to order at 6:47 p.m. at RedTail Golf Club. Members of the Planning and Zoning Committee in attendance were President Smith and Trustee Davis. Also present were Interim Village Manager Shannon Andrews; Village Clerk Janice Hansen; Village Attorney Michael Smoron; Village Treasurer George Roach; Trustees Serwatka and Thomas; Chief of Police Leigh Rawson; and many members of the public.

CONFIRMATION OF PUBLICATION OF PUBLIC NOTICE: This Public Hearing was continued from the noticed date of April 17, 2017. Village Clerk Janice Hansen established quorum and confirmed Proof of Notice of the Public Hearing was published in the Northwest Herald on April 1, 2017.

PUBLIC HEARING: TO CONSIDER AN AMENDMENT TO SECTION 7.4 OF SECTION 7, ACCESSORY BUILDINGS, STRUCTURES AND USES, OF THE LAKEWOOD ZONING ORDINANCE: Interim Village Manager Shannon Andrews commented that the Village's Zoning Code has many limitations within Section 7.4A., allowing only one accessory building, structure or use on a lot in a residential zoning district. The term accessory building, structure or use is defined by listing examples, such as but not limited to: Shed, Patio, Swimming Pool, Gazebo, Hot Tub, Fence, Deck, and Sidewalks. Currently a resident with a fence would not be allowed to add a patio and a resident with a patio would not be able to add a sidewalk to access the patio. There are a number of situations with different combinations of accessory structures that are counterintuitive, depending on the original intent of this Section. Currently, this Section limits a property from having multiple vertical structures that could lead to complaints from adjacent neighbors. Staff is questioning the need to include accessories that are "at-grade" in this restriction. The proposed Ordinance removes sidewalks, patios and decks not exceeding one foot in height from the restrictions placed on other accessory structures. This change would allow for the issuance of at least two permit applications that request sidewalks in conjunction with an existing accessory structure.

PUBLIC COMMENTS: Mrs. Pat Moll of 7222 Braemar Circle asked if a chicken coop structure is allowable within the Village. President Smith confirmed this type of structure is not allowable within the Village Code.

COMMITTEE COMMENTS: Trustee Davis commented that this amendment is a housekeeping issue.

President Smith commented this amendment limits one vertical accessory structure per home; but vertical structures are permitted depending on lot size and setbacks. This will give the code a more balanced arrangement.

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It was the general consensus of the Committee to keep the patio and deck language with the distance requirements in Section 7.5 and the 50% square foot property coverage limitations.

DISCUSSION AND/OR VOTE TO RECOMMEND OR DENY TO VILLAGE BOARD:
President Smith read the findings of fact to the public. (Attached)

Trustee Davis, seconded by President Smith, moved to adopt the Findings of Fact as presented. Voting Aye: President Smith and Trustee Davis. Voting Nay: None. Motion declared carried.

Trustee Davis, seconded by President Smith, moved to close the Public Hearing. Voting Aye: President Smith and Trustee Davis. Voting Nay: None. Motion declared carried. The Public Hearing closed at 7:06 p.m.

With nothing further to discuss, President Smith, seconded by Trustee Davis, moved to adjourn the meeting. Voting Aye: President Smith and Trustee Davis. Voting Nay: None. Motion declared carried. The meeting adjourned at 7:07 p.m.

Janice S. Hansen
Village Clerk

Approved: _____ Dated: May 9, 2017