

**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
PUBLIC HEARING MINUTES
OCTOBER 15, 2018**

The Meeting was called to order at 7:00 p.m. at RedTail Golf Club. Members present were Chairman O'Hara; Commissioners Hansen, Hopkins, Miller, and Mula. Commissioners Galizi and Knapp were absent. Also present were Chief Administrative Officer Jeannine Smith, Village Clerk Janice Hansen, and Attorney Greg Barry.

APPROVAL OF MINUTES FROM SEPTEMBER 20, 2018: Commissioner Mula, seconded by Commissioner Hansen, moved to approve the September 20, 2018 meeting minutes. Voice Vote: All Ayes. Nays: None. Absent: Commissioners Galizi and Knapp. Motion declared carried.

CONTINUED PUBLIC HEARING FROM SEPTEMBER 20, 2018: TO CONSIDER THE PETITION OF ANTHONY AND SARAH LOESSL RELATIVE TO THE PROPERTY COMMONLY KNOWN AS 760 BROADWAY AVENUE REQUESTING A VARIATION FROM SECTION 5.12-3(E) OF SECTION 5 OF LAKEWOOD ZONING ORDINANCE TO ALLOW A FENCE TO BE INSTALLED ON THE WESTERN SIDE OF THE YARD:

Village Clerk Janice Hansen confirmed that the public notice was published in the Northwest Herald on September 5, 2018 and the meeting was continued from September 20, 2018. All surrounding property owners were notified by registered mail.

Commissioner Hopkins, seconded by Commissioner Mula, moved to reopen the public hearing. Ayes: Commissioners Hansen, Hopkins, Knapp, Miller, and Mula. Nays: None. Absent: Commissioners Galizi and Knapp. Motion declared carried. The Public Hearing opened at 7:01 p.m.

Chief Administrative Officer Jeannine Smith noted that the petitioner is requesting a variance to replace an existing chain link fence with a four foot black aluminum style fence within his side yard. The property is a corner lot located on Broadway and Essex. The petitioner will place several bushes around the proposed fence.

Commissioner Hansen commented that he had no problem with the fence as long as it fits within the neighborhood atmosphere.

Commissioners Miller and Hopkins had no comments.

Commissioner Mula asked about the positioning of the gates which are placed for tree service access.

Chairman O'Hara commented that he does not believe this variance constitutes a hardship.

Commissioner Hopkins, seconded by Commissioner Hansen, moved to close the Public Hearing. Voice Vote: All Ayes. Nays: None. Absent: Commissioners Galizi and Knapp. Motion declared carried. The Public Hearing closed at 7:08 p.m.

Commissioner Hansen, seconded by Commissioner Mula, moved to adopt the Findings of Act and to recommend the Zoning Variation conforming to Village Code and subject to submittal and approval of a building permit. Ayes: Commissioner Hansen, Hopkins, and Mula. Voting Nay: Chairman O'Hara and Commissioner Miller. Absent: Commissioners Galizi and Knapp. Motion declared carried.

UPDATE OF PLANNING, ZONING, AND DEVELOPMENT ISSUES: Chairman O'Hara would like to discuss floor ratio, impervious surface ratio, and lot coverage ratio at the next meeting.

In a future meeting the Commissioners will discuss the best ways to modernize the Village's Comprehensive Plan. The Commissioners will have the opportunity to suggest commercial use requirements for the property located at Routes 176/47.

CAO Smith and Attorney Smoron will conduct a two hour Planning and Zoning training session for the Board members and Commissioners.

The Commissioners would like to discuss solar regulations within the Village for commercial and residential use.

Also discussed, is the implementation of a list of documents that should be placed in the Commissioners variance request packets.

With nothing further to discuss, Commissioner Mula, seconded by Commissioner Hopkins, moved to adjourn the Meeting. Ayes: Commissioners Hansen, Hopkins, Miller, and Mula. Voting Nay: None. Absent: Commissioners Galizi and Knapp. Motion declared carried. The meeting adjourned at 7:52 p.m.

Janice S. Hansen
Village Clerk