

City of Gem Lake Planning Commission Meeting Minutes
Tuesday, October 2, 2018 7:00 p.m., Heritage Hall, 4200 Otter Lake Road

Call to order and Roll Call

Chair Ben Johnson called the meeting to order at 7:02 p.m. Commissioner Pratt and Wippich were present.

Staff: Tom Riedesel, City Planner.

Public: Steve Rowan, Greg Smith, Brad Naylor

Approval of Agenda

Commissioner Pratt made a motion to approve, seconded by Commissioner Wippich, motion passed.

Approval of Minutes

Commissioner Wippich made a motion to approve the minutes of September 4, 2018, seconded by Commissioner Pratt. Minutes approved.

Old Business

None

Public Hearing

The Planning Commissioners reviewed and approved the Meeting Minutes for August, 2018 (see attached), held public hearings for applications from Hy-Vee and Honey Bear Meadery and heard comments from Gem Lake City Planner Tom Riedesel, the applicants and members of the community.

1. Application for a CUP for 1430 Goose Lake Road for the construction of an accessory structure

The Planning Commission reviewed the application for a Conditional Use Permit to construct an accessory structure (garage). The City Planner, Tom Riedesel, provided an overview of his Memorandum to City of Gem Lake Planning Commission dated October 2, 2018. Mr. Riedesel and Brad Naylor, on behalf of the applicant Gretchen Artig-Swomley, reviewed the proposed project and walked through those questions and items of interest to the Commissioners, i.e., the set-backs, position of the proposed structure and current zoning and uses of the property.

The Planning Commission voted 3-0 to recommend that the City Council approve the application for a CUP for the construction of an accessory structure at 1430 Goose Lake Rd.

2. Application from CUP for 3 Hillary Farm Lane for the construction of an accessory structure

The Planning Commission reviewed the application for a Conditional Use Permit to construct an accessory structure (garage/barn). The City Planner, Tom Riedesel, provided an overview of his Memorandum to City of Gem Lake Planning Commission dated June 25, 2018 and revised September 26, 2018.

The applicant, Steve Rowan, is seeking to build an accessory building for storage and potentially horses in the future. His plans call for a 27'x37' structure to be located near an existing accessory structure (guest house). The new accessory structure will be approximately 999 square feet, with a proposed height of approximately 20' from grade to the high point of the roof line.

Under Gem Lake Ordinance Number 131 – the Consolidated Land Use Ordinance, Hillary Farm is currently located in the Executive Residential Zoning District (RX) which includes a maximum height of 15' for an accessory structure. Two options proposed by Mr. Riedesel were the granting of a variance for the structure to exceed 15', or an amendment to the RX Zoning District to allow increased accessory structure maximum heights.

The Hillary Farm HOA Board (represented by Greg Smith) has granted the applicant (Mr. Rowan) their permission for a 'variance' to the HOA Covenants which prohibit accessory structures.

Mr. Rowan noted that it was his understanding that Gem Lake Ordinance 43G – Hillary Farm controls, and that under Ord. No. 43G, a maximum height for accessory structures within the Hillary Farm development is 25'.

After some questions and discussion regarding which ordinance is currently in effect for Hillary Farm, the Commissioners voted to recommend that the application for a CUP be granted on the condition that the zoning for Hillary Farm (and the Hillary Farm HOA) was still governed by Gem Lake Ordinance No. 43G.

Public Comments

Adjourn

Commissioner Pratt made a motion, seconded by Commissioner Wippich to adjourn the meeting. Motion passed, meeting adjourned at 7:55 p.m.