

Minutes  
Grand Beach Planning Commission  
Regular Meeting  
November 7, 2019

Chairperson Raymond Kelly called the meeting to order at 5:55 pm CST/ 6:55 pm EST. Planning Commission (PC) members Laurie Roche, Patrick O'Leary, Frank Giglio, and James Bracewell and Zoning Administrator Bill Lambert were present.

**Housekeeping:**

O'Leary moved seconded by Kelly and the Agenda was adopted 5-0.  
Roche moved seconded by Giglio and the September 10, 2019 PC regular meeting minutes were approved 5-0.

**New Business:**

**Proposed ZO amendments**

The Commissioners discussed, further revised and approved proposed amendments, considering the comments from the public hearing and made the findings required under section 17.05 of the ZO to recommend certain amendments to the Village Council (VC):

- Lot coverage definition and sections 4.06L, 5.05L and 6.06L were revised and recommended.
- Removal of window mounted air conditioners from the Setback definition was not recommended.
- New sections 4.03D, 5.03D and 6.03D for hot tubs, Jacuzzis, etc. were revised to eliminate proposed subparagraph 2, and add a final subparagraph to state that all other applicable setbacks and requirements for the zoning district remain required.
- Sections 4.03 new F and 5.03 new F were revised to include "All utility units should be contained where possible in an aesthetically pleasing enclosure in order to muffle the sound emitted from the utility unit". Proposed section 6.03 new F was revised to eliminate the last sentence providing utility units could be located in side and back yard setbacks.
- The remaining proposed amendments were recommended for adoption by the Village Council.

Following discussion of the factors and findings required by Section 17.05 of the ZO to recommend the amendments as revised, the Commission made the following findings:

- The amendments are justified by a change in conditions since the original ordinance was adopted;

- The precedent, and the possible effects of such precedent which might likely result from approval will be positive;
- There will be no difficulty in the ability of the Village or other government agencies to provide any services, facilities, and/or programs that might be required as a result of the amendments;
- The amendments are consistent with the adopted developmental policies of the Village and other government units;
- The amendments will further the goals and objectives of the Village Master Plan;
- These amendments will benefit the general health, safety, welfare, comfort and convenience of the citizens of the Village.

Motion to adopt the findings pursuant to Section 17.05 was made by Kelly seconded by O'Leary and passed 5-0.

Motion to recommend to the Village Council the revised amendments for adoption was made by Giglio seconded by Roche and passed 5-0.

Kelly will forward the PC's recommended ZO amendments, including those not recommended, to the Village Council.

Kelly and the Commissioners publicly thanked Village Clerk/Treasurer Mary Robertson and Zoning Administrator Bill Lambert for their time and effort in proposing, researching and participating in the process that resulted in these ZO amendments.

### **PC Annual Report to VC**

The Commissioners reviewed and adopted the draft PC 2019 Annual Report to the VC. Unless there are more PC meetings and actions before year end, it will be sent to the VC in December.

### **Adjournment:**

There being no further business, O'Leary moved to adjourn seconded by Roche and the meeting was concluded at 6:10 pm CST/7:10 pm EST.

Respectfully Submitted,

Patrick O'Leary  
Planning Commission Secretary

