

MINUTES
VILLAGE OF GRAND BEACH
PLANNING COMMISSION MEETING
JULY 27, 2023
6:30 P.M. CST – 7:30 P.M. EST

1. Call to Order by Roche at 7:30 PM EST

Roll Call

Liz Grim - Present

Laurie Roche - Present

Paul Leonard - Present

Harry Walder - Present

Robert Kegan - Present

2. Adoption of Agenda – Walder Moved – Seconded by Grim

Robert Kegan – Aye

Laurie Roche – Aye

Liz Grim – Aye

Harry Walder – Aye

Paul Leonard – Aye

3. Approve Meeting Minutes

i. Regular Meeting - April 27,
2023

ii. Special Meeting - July 14,
2023

Robert Kegan – Aye

Laurie Roche – Aye

Liz Grim – Aye

Harry Walder – Aye

Paul Leonard – Aye

4. Unfinished Business

5. New Business

a. Planning Commission By-Laws Amendments

i. Change the name of the “Plan Commission” to the Planning Commission

1 All in favor.

ii. One person on multiple governmental bodies can’t vote on the same issue twice.

- 1 Paul Leonard explained the issue. Harry is an example of one person being on both the Village Council and on the Planning Commission. Leonard explained that in real life people can change their mind with different sets of information.
 - 2 Kegan said the rule hasn't been followed in the past and should be removed.
 - 3 Roche explained the purpose of the PC as being non-political, non-formal, and to always vote based on findings of fact. Roche and Grim were concerned that the same people voting multiple times might discourage citizens looking for an appeal.
 - 4 Walder discussed by-law in question with the village attorney and she said it was wrong.
 - 5 Kegan moved to approve the change; Leonard seconded. All were in favor.
- iii Section 4A PC By-Laws – another person may be the recording secretary.
- 1 Leonard moved to approve, Grim seconded. All were in favor.
- iv Deadline to add items to the PC agenda shall be 7 business days. Any two PC members can require an issue to be included.
- 1 Kegan opened discussion asking for clarifications of the meaning of the amendment and Leonard explained. It was determined that the new language wasn't changing anything in practice and therefore no change was needed.
 - 2 Leonard moved to keep this by-law the same, no changes. Kegan Seconded. All were in favor.

b. Accessory Structures

- i Walder brought the question to the PC as the building inspector had asked about limits on number of accessory structures, as there seems to be no language speaking to that.
- ii Accessory structures like sheds versus living spaces were discussed. Problems like loads on septic systems were discussed.
- iii Currently building code does not allow for separate livable spaces.
- iv Discuss capping accessory structures per count or per area covered on the lot.
- v Kegan suggested a scientific and geometric approach be taken that would factor in the size of the lot, not a blanket cap.
- vi Roche proposed capping accessory structure limits at two (2) buildings, such as one garage, and one shed.
- vii Members agreed and said people can always go back for a variation.
- viii Walder recommended NO action be taken until more input was received.
- ix Roche read off the current ordinance.
- x Kegan said if this was strictly enforced, then why would we need to modify? Kegan said this was another case of adding more language to our by-laws that is

not necessary. Kegan does not like the idea of one section of the law that gives very clear geometric parameters, and then another section that provides a numerical cap.

- xi Roche insisted we should vote on this. Kegan said he would vote no for a numerical cap on accessory structures.
 - xii Further discussion was had advocating for a cap of two accessory structures, and if you desired more, you should appeal for a variance.
 - xiii Roche moved to cap at two accessory structures in addition to one main house. Leonard seconded. All were in favor.
- c. Renting Space above Garage
- i Roche spoke to a letter of appeal from the Shanahan family on Royal Avenue. They had requested approval to rent a room over their detached garage.
 - ii The village council had denied the request originally when it came to them in 2022.
 - iii Roche, Kegan, and Leonard agreed that allowing this rental is not allowed.
 - iv All PC members agreed that renting a detached room or detached unit is against the current ordinances and a vote would not be necessary as no change would be made.
- d. Pool Fence Requirements Along the Lake Bluff
- i Discussion was had about fencing, pool safety covers, and geographic barriers.
 - ii Leonard proposed that if someone can demonstrate that a natural barrier exists, a six-foot fence and or a pool cover may not be required.
 - iii No change to the ordinance. No vote required. The four-sided fence ordinance shall remain the requirement, and a person who wishes for a variance can apply for one.

6. Public Comments - General

- a Tina Shanahan commented on her rental bedroom unit above their garage and shared her disagreement with our explanation that her rental request was in violation of our laws. Roche and Kegan answered her questions.
- b Randall Machelski commented on fencing and pool covers, he commented on the insurance carrier as being a factor. He suggested that if a variance is asked for, that there would need to be proof of insurance along with that. He also commented on accessory buildings and asked that lot coverage requirements be clarified on a lot coverage percentage basis.
- c Irma Scherrer commented on her neighbor's fabric carport and her other neighbor's overgrown lot. Roche said we would make sure someone from the village would be out to verify.

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7. Adjournment called for by Grim at 8:55 PM EST, seconded by Kegan.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Robert Kegan', with a stylized flourish at the end.

Robert Kegan
Planning Commission Secretary