

Planning & Zoning Commission  
Public Hearing  
Temporary Special Use Permit to Allow  
Motor Vehicle Storage at  
7220 State Park Road  
July 11, 2018

I. CALL TO ORDER

Chairman David Gauger called the Planning & Zoning Commission Meeting for the Village of Fox Lake to order at 6:33pm.

II. ROLL CALL

Present

Commissioner David Schultz  
Commissioner Stephanie Vermillion  
Commissioner Niki Warden  
Commissioner Tim Foster  
Commissioner Debra Vander Weit  
Commissioner Peter Fenneman  
Chairman David Gauger  
Staff Present  
Community Development Director Donavon Day

III. PUBLIC HEARING

**Petitioner, Ray Chevrolet, Inc. is requesting a Special Use Permit to allow motor vehicle storage at 7220 State Park Road.**

Director Donovan Day informed the Planning and Zoning Board that Ray Chevrolet, Inc. did not have representation that would be attending the meeting.

Director Donovan Day recounted his recent meeting with Mr. Ray Scarpelli and Mayor Donny Schmit:

- 300-500 total vehicles in Fox Lake would need storage.
- No parking on the grass.
- Entrances will not be blocked with any vehicles.
- Parking lot only where the spaces are striped.

IV. QUESTIONS BY THE COMMISSION

V. COMMISSION COMMENTS

Commissioner Warden stated her concern over loading and unloading of the vehicles.

Commission Board and Director Day discussed the importance of Ray Chevrolet, Inc. finding a permanent solution.

Commission Board expressed their disappointment of Ray Chevrolet, Inc not having representation attend the meeting.

VI. AUDIENCE COMMENTS

Resident Veronica Reick stressed her disapproval of allowing motor vehicle storage at 7220 State Park Road.

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Resident Thomas Hay suggested that the Planning and Zoning Board refuse the petition.

Resident Bob Williams reopened the question of how many vehicles would be stored at 7220 State Park Road. One hundred twenty (120) vehicles was confirmed.

VII. MOTION

Commissioner Vermillion made a motion to recommend approval of the amended petition for Temporary Special Use for the property at 7220 State Park Road with finding that the standards for special use in Section 9-1-6-10-C, 1 - 6 have been met and with further finding that granting of the Temporary Special Use is necessary to advert a circumstance that would be greatly detrimental to the economic well-being of the applicant with little detriment to the public or surrounding areas subject to Section 9-1-6-10-D-3, with the following conditions:

1. No more than one (1) vehicle per current marked spot.
2. Any unloading on unmarked pavement outside of marked parking cannot be for more than twelve (12) hours.
3. Any unloading on unmarked pavement must comply with all fire marshal conditions.
4. No other parking or storing permitted above one hundred twenty (120) parking spots.
5. No unloading off State Park Road.

Commissioner Fenneman seconded the motion.

Discussion: None

Ayes: Commissioner Vermillion

Nays: Commissioner Schultz, Commissioner Warden, Commissioner Foster, Commissioner Vander Weit, Commissioner Fenneman, Chairman Gauger

Motion not approved.

VIII. ADJOURNMENT

Chairman David Gauger concluded the hearing at 6:54pm.

Respectfully submitted by,

*Brigitte Weber*  
Brigitte Weber  
Administrative Assistant