

Planning & Zoning Commission  
Public Hearing to Amend Zoning  
Ordinance to Include Temporary Uses  
June 13<sup>th</sup>, 2018

- I. CALL TO ORDER  
Chairman David Gauger called the Planning & Zoning Commission Meeting for the Village of Fox Lake at 6:30pm.
  
- II. ROLL CALL  
Present  
Commissioner Stephanie Vermillion  
Commissioner Niki Warden  
Commissioner Tim Foster  
Commissioner Peter Fenneman  
Chairman David Gauger  
Not Present  
Commissioner David Schultz  
Commissioner Debra Vander Weit  
Staff Present  
Building Inspector, Trent Turner
  
- III. PUBLIC HEARING  
The petition of the Village of Fox Lake to amend Section 9-1-6-10 of the Zoning Ordinance to include Temporary Uses opened at 6:41pm
  
- IV. QUESTIONS BY THE COMMISSION  
None
  
- V. COMMISSION COMMENTS  
None
  
- VI. AUDIENCE COMMENTS  
Resident Thomas Hay suggested an amendment to the temporary use to be limited to a maximum of one (1) year.  
  
Resident Amanda Barbaro - Enzenbacher expressed that temporary use should not be allowed in residential or heavy traffic zoning areas.  
  
Resident Ronald Pett recommended that, in addition to the one (1) year maximum limit, there should be reviews done periodically within that year to address any issues that have started due to the Special Use.  
  
Resident Gary Schneidermann expressed concern that this Temporary Use amendment was related to the following two Special Use Hearings.  
Commissioner Foster confirmed that this is an independent hearing.
  
- VII. MOTION  
Commissioner Foster made the motion to recommend the approval of a text amendment to the Zoning Ordinance adding a new section 9-1-6-10 D 3 on temporary uses to read as follows:  
In certain instances where an exigent circumstance exists or where temporary use of property is of considerable benefit toward enhancing commercial development in the Village without significant impairment of the rights of surrounding landowners, a special use permit may be

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authorized for temporary use of property in a zoning district for a purpose that is neither permitted in that zoning district nor allowed as a special use. Such a temporary use shall only be allowed as a special use after compliance with Section 9-1-6-10, and the Planning and Zoning Commission shall find in addition to the findings of 9-1-6-10 C, that the temporary use is necessary to avert a circumstance that would be greatly detrimental to the economic well-being of the Applicant with little detriment to the public or surrounding landowners. Adding one (1) condition that the Temporary Uses be reviewed by the Planning & Zoning Commission at one (1) year.

Commissioner Vermillion seconded the motion

DISCUSSION:

None

Ayes: Commissioner Vermillion, Commissioner Warden, Commissioner Foster,  
Commissioner Fenneman, Chairman Gauger

Nays:

Abstain:

Absent: Commissioner Schultz & Commissioner Vander Weit

Motion Passes

VIII. ADJOURNMENT

Chairman David Gauger closed hearing at 6:53pm

Respectfully submitted by,

  
Brigitte Weber  
Administrative Assistant

Copies of the ordinance discussed is available for review at the Village Hall or on our web site at [www.foxlake.org](http://www.foxlake.org)

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