

PLAN COMMISSION MEETING MINUTES

JUNE 23, 2004 @ 7:00 PM

TWIN LAKES VILLAGE HALL

*Notice of this meeting was distributed to all property owners within 200 feet.

tape available for one year

transcribed from notes by Dorothy E Sandona

Unapproved Minutes Subject to Board Approval

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Roll Call: Destree, Graeber, Griffin, Russell, Saul, Zamazal present. Tim Popanda, Building Inspector, David E Cox, Village Administrator, and Dorothy E Sandona, Village Clerk/Treasurer also present.

Motion by Destree, Graeber, carried to approve the April 28, 2004 meeting minutes

PAUL & AUDRA BACA - LOT 28 - TWIN LAKES ESTATES - PARCEL #153-3735 - REZONE COMMERCIAL TO RESIDENTIAL Cox stated that the parcels from Country Ln down N. Lake Av to Estate Dr were all commercially zoned. This property is the second parcel in on Estate Dr. Baca has requested to build a single family home. Graeber stated he was in favor of the rezoning. Cox stated the Village Board would have to hold a Public Hearing to change the zoning. John Prill, P.O. Box 747, Twin Lakes owner of the property directly west (153-3740) was concerned about the set backs. Side and rear yards were discussed. For Commercial Zone - If a proposed building faced N. Lake Av, the rear yard must be 25'; the side yards and front would be 0'. If a proposed building faces Estate Dr, the rear yard would be 25' the east side yard would be 10' and the front and west side yard would be 0'. The basic change would be 10'. Prill felt that was fair. Regardless of where, Russell questioned what the advantage was if there was no tax change. If the ordinances were changed, perhaps residential would not be allowed in commercially zoned property in the future. According to a memo from Popanda, Baca has been issued a new single family home permit with the condition that he work to rezone the parcel prior to occupancy. MOTION BY GRIFFIN, SAUL, CARRIED TO RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE REZONING CHANGE. Public hearing to be scheduled for July 19, 2004

MARCELLA KEMPKEN AND BRUCE KEMPKEN - 340 MAIN STREET - PARCEL NO. 211-4391 - CONVERT GLASS CHOP (CURRENT STORAGE) INTO CRAFT FAIR/FLEA MARKET - SATURDAY AND SUNDAY 10 A.M. TO 5 P.M. No one in the audience representing this matter. Held over until next month.

J.J.B.CALWAL BUILDERS,LLC - 2836 EAST LAKE SHORE DR - PARCEL NO. 324-1330 - CSM#195 Builders are requesting a land division. The existing three parcels are currently buildable. The builder wishes to rearrange the three existing parcels to create three reconfigured lots. The 33 feet of road easement will be officially dedicated to the County Highway. The builder requests to construct three duplexes (one on each parcel) for condominium ownership. Cox stated Condo Declarations for each parcel will be required. Jim Callahan and William Walsh stated there was one cottage on the property and a couple of outbuildings. These were destroyed by a controlled burn by the Twin Lakes Fire Department. Callahan continued that they are working with an architect to come up with a site plan for the buildings and building sale cost. Cox stated that a concept plan will have to go before the Design Review Board showing building appearance, landscaping, snow removal. A drainage plan will also be required to properly drain the water to avoid further flooding in the area.. Callahan stated that they want to work with the people to avoid problems. Discussion from the neighboring property owners followed. They were especially concerned with the drainage and flooding that occurs in the area and were told that this would need to be addressed prior to building. Also discussed was the cutting of walnut and box elder trees in the area and the possible negative affect on adjoining property owners. Graeber felt that this would have a positive affect on the existing properties as these are private ownership and he felt it was the best situation for the surrounding areas. Graeber also stated to a question about increase in taxes that there would not be a large increase as the assessments would affect other condos but not necessary single family homes. Also asked was if the development fits within the Smart Growth Plan. Joe Anselmo of Smart Growth stated that duplexes are permitted as the area in question has enough square footage to allow duplexes. MOTION BY GRAEBER, DESTREE, CARRIED TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF CSM#195 SHOWING PARCELS 1, 2 AND 3 AND THE ROAD DEDICATION.. The builders will have to appear before the Design Review with, but not limited to, site plan, building appearance, landscaping and snow removal plans. They are required to have three separate Condominium Declarations and Development Agreements and Development Agreement(s) will be required.

CONSIDERATION AND ACTION OF REVISED POOL ORDINANCE. The Commission discussed the pool Ordinance in length. Items discussed were definitions, fences, safety issues, whether the Village could be liable, when to set the time for the Building Inspector to review all fences and pools and when compliance would be necessary. Destree felt the Village Board should be on the hook as opposed to the Building Inspector. Blue pools, semi-permanent pools, permanent pools and temporary pools were discussed. Depth, fences and regulations for the blue pools and flip up ladders were discussed. Size of pools and distance from homes was also a concern. Saul stated that there was a limit on what the Village could regulate.

Following are changes discussed:

14.65.020 - Location - Such pools may be installed only upon the rear yard of a premise. Remove the word "such".

14.65.060 - A.passage of a sphere with a diameter of six inches or larger. Change" six inches" to "four inches".
.....the enclosure shall be equipped with self closing and latching device designed....
Change to"self latching device".

E. Variations discussed - "not in safety requirement - not allow variation by a public body.

14.65.020 (A) -Health Department and the inspection department pursuant to this Chapter
change "Health Department" to "Kenosha Health Department" and "Inspection Department" to
"Village of Twin Lakes".

14.54.040 - this is a broader issue than what is discussed in 14.65.060 (D).

14.65.080 Periodic Inspection - The health department is authorized to enter upon any premise, private or
public change to "enter upon any premise which contains a pool." Also - change" Inspection
Department and Health Department" to "Village of Twin Lakes and Kenosha Health Department".

Motion by Griffin, Saul, Carried to Adjourn at 9:05 P.M.

SIGNED COPY AVAILABLE AT THE VILLAGE HALL

Dorothy E. Sandona
Clerk/Treasurer

G:\COMMON\WPDOCS\CLERK\PLAN COM 6-23-04.wpd

*All - Trustees/Pres
Building Inspector
Lake Steering Council*

*Administrator
Clerk/Treasurer
Public Distribution*

*Engineer
Police Department
Plan Commission*

*Attorney
Sewer Department*