

**VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN**

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, January 29, 2018

Administrator/Clerk Theresa Loomer called the monthly meeting of the Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Trustee Prudden (arrived at 5:35 pm), Bob Grant, Bob Ahern, Bob Kirkland, Sarah Lobdell, F.J. Frazier (arrived at 5:31 pm)

Plan Commissioner Absent: Trustee Petersen

Also present: Theresa Loomer, Michael Lucero, Bridget McCarthy, Ron Nyman, Todd Reschke, Chris Schultz, T Welsh

Election of Chairman Pro-Tem

Chairman Prudden arrived to the meeting at 5:30 pm. In his absence Administrator/Clerk Theresa Loomer called the meeting to order and a temporary chairperson was elected.

Commissioner Kirkland/Commissioner Ahern 2nd made a MOTION to elect Commissioner Lobdell as Chairperson pro-tem, and the MOTION carried without negative vote.

Visitors Heard

None

Approve Minutes

Commissioner Ahern/Commissioner Kirkland 2nd made a MOTION to approve the minutes for the meeting held on November 27, 2017, and the MOTION carried without negative vote.

General Business

Planned Development Amendment Application for Clear Sky Lodge, Filed by Jolynn Blair, as Trustee of Michael D. Blair 2012 Irrevocable Trust, for Property Located at 1100C South Lake Shore Drive – Set Public Hearing

The Planned Development application is to allow for the construction of a 3-car garage at the property located at 1100C South Lakeshore Drive within the Clear Sky Lodge Planned Development.

Commissioner Grant/Commissioner Kirkland 2nd made a MOTION to set a public hearing on the Planned Development Amendment Application for the Clear Sky Lodge Development, at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Conditional Use Permit Application for Outdoor Event Tent, Filed by Michael Lucero for The Abbey Resort located at 269 Fontana Boulevard – Set Public Hearing

The Conditional Use Permit application filed by Michael Lucero for a permanent tent event at the Abbey Resort was withdrawn.

Create Ordinance Section 18-40 (IV.)(d)(3) of the Municipal Code Regarding Abbey Harbor Zoning Sub-District – Set Public Hearing

The ordinance change would allow for the Abbey Harbor Condominium Association, located in the Abbey Harbor Zoning Sub-District, to construct an outdoor service bar with two bathrooms limited to no more than 400 square feet, a capacity of not more than 25 persons, building height of 18 feet, and 30 foot shoreyard setback.

Commissioner Frazier/Commissioner Grant 2nd made a MOTION to set a public hearing on Zoning Code Section 18-40 (IV.)(d)(3) Regarding the Abbey Harbor Zoning Sub-District, at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Amend Ordinance Section 18-40. I. (i)(1), and Creating Appendices A, B, C and D to Section 18-40 of the Municipal Code Regarding Resort Business (RB) District – Set Public Hearing

The ordinance amendment would add the missing inventory lists of existing uses for the four Resort Business districts.

Commissioner Grant/Commissioner Ahern 2nd made a MOTION to set a public hearing on Zoning Code Section 18-40. I. (i)(1) and Create Appendices A, B, C and D to Section 18-40 of the Municipal Code Regarding Resort Business (RB) District at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Amend Zoning Ordinance Section 18-153(a)(4) of the Municipal Code Regarding Shoreland-Wetland Zoning District – Set Public Hearing

The ordinance amendment removes the date of the last officially adopted zoning map since each time the zoning map is amended it requires an ordinance codification. The section will now simply refer to the “Official Zoning Map.”

Commissioner Grant/Commissioner Frazier 2nd made a MOTION to set a public hearing on Zoning Code Section 18-153(a)(4) of the Municipal Code Regarding Shoreland-Wetland Zoning district at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Conditional Use Permit Application for Outdoor Bar Service with Bathrooms, Filed by Ed Snyder for the Abbey Harbor Condominium Association, LTD, for the Property Located at 271 Fontana Boulevard – Set Public Hearing

The Abbey Harbor Condominium Association filed a CUP application to construct an outdoor service bar with two bathrooms near the harbor. Earlier in the meeting, the creation of a new zoning ordinance for the Abbey Harbor Zoning sub-district was set for public hearing to allow for the construction of the service bar which will be no more than 400 square feet, a capacity of not more than 25 persons, building height of 18 feet, and require a 30 foot shoreyard setback

Commissioner Grant/Commissioner Frazier 2nd made a MOTION to set a public hearing on the CUP application for Outdoor Service Bar with Bathrooms, as filed by Ed Snyder for the Abbey Harbor Condominium Association, LTD, for the Property Located at 271 Fontana Boulevard at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Trustee Prudden arrived at the meeting and took over as Chairperson.

Amend Zoning Ordinance Sections 18-38 regarding Village Center (VC) District and 18-110 regarding Lakeshore (LS) Overlay Zoning District to Reflect Impervious Surface Ratios in the Commercial Lakefront Area – Set Public Hearing

Several years ago, the Village Board directed staff to abate enforcement of impervious surface ratios in the commercial lakefront area. The ordinance changes will allow up to 100% impervious surface ratios in the commercial lakefront area.

Commissioner Grant/Commissioner Ahern 2nd made a MOTION to set a public hearing on Zoning Ordinance Sections 18-38 regarding the Village Center (VC) District and 18-110 regarding Lakeshore (LS) Overlay Zoning District to Reflect Impervious Surface Ratios in the Commercial Lakefront Area at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Repeal and Recreate Zoning Ordinance Section 17-7(c)9 Regarding Dedication and Improvement of Public Parks and Other Public Sites – Set Public Hearing

The requirement for dedication and improvement of public parks was included in the most recent Park and Open Space plan, but was never formally adopted by the Village. The recreation of Section 17-7(c)9 establishes required parkland dedication and fee in lieu of parkland dedication for residential development.

Commissioner Lobdell/Commissioner Frazier 2nd made a MOTION to set a public hearing to repeal and recreate Zoning Ordinance Section 17-7(c)9 regarding Dedication and Improvement of Public Parks and other Public Sites at the next monthly Plan Commission meeting scheduled for Monday, February 26, 2018, and the MOTION carried without negative vote.

Resolution to Adopt Revised Provisions for Park Land Dedication, Fees in Lieu of Dedication and Playground Facility Improvements

The Resolution will be considered at the next monthly meeting after the public hearing on Section 17-7(c)9 regarding Dedication and Improvement of Public Parks and Other Public Sites.

Consideration of Implementing Impact Fees

Implementing impact fees was discussed at the January Plan Commission staff meeting. Impact fees can be imposed on developers to pay for capital costs necessary to accommodate land development such as sewer or water projects, roads, new public buildings, parks, libraries, etc. Fees are paid separately and are segregated for the specific purpose which they are collected. Thorpe explained there are rules that pertain to impact fees and in addition to being used for designated purposes, they must also be spent within a certain timeframe. The statutes require an impact fee study which would be paid for out of the General fund and looked at as an investment for future returns from money collected from impact fees. Thorpe expressed concerns because several years ago the Village spent money on a storm-water impact fee study which was ultimately voted down at the Board level, but he stated the membership on the Board has since turned over and it might be worth another look. There was discussion on the sewer and water hookup fees which are far lower than other nearby municipalities and commissioners felt those fees should be looked at in order to stay competitive with the marketplace.

Commissioner Frazier/Commissioner Lobdell 2nd made a MOTION to recommend the Village Board consider the Implementation of Impact Fees and investigate sewer and water hookup fees and whether they are competitive with surrounding municipalities, and the MOTION carried without negative vote.

Update on Abbey Hills Association Deck Violations

Thorpe stated the blanket violation on the 160 dilapidated decks in the Abbey Hills Association has been lifted.

Adjournment

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to adjourn the meeting at 5:56 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Loomer, Village Administrator/Clerk

Note: These minutes are subject to further editing. Once approved by the Plan Commission, the official minutes will be on file at the Village Hall.

APPROVED: 02/26/18