

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN
(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, February 27, 2012

Village President Arvid Petersen called the monthly meeting of the Village of Fontana Plan Commission to order at 5:31 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Harry Nelson, George Spadoni, Sarah Lobdell, President Arvid Petersen, Derek D'Auria

Plan Commissioners absent: F.J. Frazier, Micki O'Connell

Also present: Ken Etten, Amy Giovannoni, Administrator/Treasurer Kelly Hayden, Rob Ireland, John Karabas, Trustee Patrick Kenny, Lynn Ketterhagen, David Lindelow, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Peter Novak, Building Inspector/Zoning Administrator Ron Nyman, Brian Pollard, Mike Slavney, Dale Thorpe, Trustee Cindy Wilson, Public Works Director Craig Workman

Visitors Heard

None

Announcements

1. Lakefront and Harbor Committee Meeting – **Wednesday, February 29, 2012, 4:30 pm**
2. Read & Romp Program at Library – **Thursdays, March 1, 8, 15 & 22, 2012, 10:00 am**
3. Village Board Meeting – **Monday, March 5, 2012, 6:00 pm**
4. GLLEA Board Meeting – **Wednesday, March 7, 2012, 10:00 am**
5. CDA Board Meeting – **Wednesday, March 7, 2012, 6:00 pm**
6. FW/WPCC Board Meeting – **Tuesday, March 13, 2012, 7:30 pm**
7. Plan Commission Staff Meeting – **Wednesday, March 14, 2012, 1:00 pm**
8. GLEA Board Meeting – **Thursday, March 15, 2012, 7:00 pm**
9. Protection Committee Meeting – **Monday, March 19, 2012, 5:45 pm**
10. Spring Election Candidates Forum at Abbey Springs – **Tuesday, March 20, 2012, 6:00 pm**
11. Library Board Meeting – **Wednesday, March 21, 2012, 10:00 am**
12. Park Commission Meeting – **Wednesday, March 21, 2012, 6:00 pm**
13. Village Newsletter Article Deadline – **Friday, March 23, 2012**
14. Plan Commission Monthly Meeting – **Monday, March 26, 2012, 5:30 pm**

Approve Minutes

Commissioner Spadoni/Commissioner Lobdell 2nd made a MOTION to approve the minutes for the meeting held January 30, 2012, and the MOTION carried without negative vote.

General Business

Planned Development Amendment Application Filed by Fairwyn, Ltd. for Mill Street Retail Center, 441 Mill Street

McCarthy presented the staff report for the proposal to amend the approved zoning regulations for the Planned Development site, which was filed by Brian Pollard of Fairwyn, Ltd. to accommodate proposed signage changes on the Mill Street Retail Center building at 441 Mill Street. McCarthy stated that one of the current tenants, Pie High Pizza, has moved into the eastern unit recently vacated by the former Scotty's Eatery & Spirits, and a new tenant is planning to move into the western unit. The proposal is for new "Coffee Mill" and "Pie High Pizza" signs to be erected on the north and east sides of the building, with the existing down-lighting. The new Pie High Pizza sign is larger than the previously approved sign and includes a logo. McCarthy stated that the new Coffee

Mill business owners have not yet filed a Building, Site and Operational Plan application; however, they would like to have the new signage approved at this time. McCarthy stated that if approved, the staff report lists four recommended conditions:

1. Tenant applications in regards to the signage may be approved by the Department of Building & Zoning provided that the signage conforms to the requirements listed in the staff report dated February 23, 2012.
2. Any other temporary sign requests not listed shall fall under the terms of the Municipal Code at time of application, and may be approved by the Department of Building & Zoning.
3. Any proposed modifications to the permanent signage described in the February 23, 2012 staff report with regard to number of signs, size and/or location, shall be proposed and approved through a PIP amendment.
4. All other PIP approvals previously entered and not modified by the foregoing terms, shall remain in full force and effect.

During discussion, it was pointed out that the new signage proposal exceeds the previously approved signage in total square footage by 18 square feet. Thorpe stated that although the signage proposal exceeds the standards of the current signage regulations for commercially zoned properties, the Mill Street Retail Center is part of a Planned Development zoning district and unique zoning regulations can be approved for Planned Developments. Thorpe stated that the Village Board recently approved a similar signage proposal for Fontana Family Chiropractic in the Mill Street Professional Building, which is also part of the Fairwyn Planned Development. Thorpe stated that if the Plan Commission and Village Board members want to establish specific signage standards for Planned Development zoning districts, the zoning code should be amended to codify that policy. Spadoni stated that the Fairwyn signage proposal should be approved in order to assist the owners and to help promote business in the Village. Nelson stated that he supports the signage proposal and the Village needs to support local businesses and make it easier for business owners to get a signage changes approved without having to file an application. Lobdell stated that if the Village wants to allow larger signage than the current zoning code allows, the code should be amended. Lobdell stated that it is not a good idea to approve exceptions to the code and to direct staff to not enforce the code as adopted.

Commissioner Spadoni/Commissioner Nelson 2nd made a MOTION to recommend Village Board approval of the Planned Development amendment application as filed by Fairwyn, Ltd. for the signage at Mill Street Retail Center, 441 Mill Street, with the following four conditions:

1. Tenant applications in regards to the signage may be approved by the Department of Building & Zoning provided that the signage conforms to the requirements listed in the staff report dated February 23, 2012.
2. Any other temporary sign requests not listed shall fall under the terms of the Municipal Code at time of application, and may be approved by the Department of Building & Zoning.
3. Any proposed modifications to the permanent signage described in the February 23, 2012 staff report with regard to number of signs, size and/or location, shall be proposed and approved through a PIP amendment.
4. All other PIP approvals previously entered and not modified by the foregoing terms, shall remain in full force and effect.

The MOTION carried without negative vote.

Adjournment

Commissioner Lobdell/Commissioner D'Auria 2nd made a MOTION to adjourn the Plan Commission meeting at 5:41 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, Village 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: 3/26/2012