

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

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, April 24, 2017

Chairman Dave Prudden 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, Bob Ahern, Bob Grant, Bob Kirkland, Sarah Lobdell, Trustee Petersen

Plan Commissioner Absent: Fritz Frazier

Also present: Jeff Dublo, Carole Farrands, Michael Farrands, Clerk Theresa Loomer, Administrator Dennis Martin, Zoning Administrator Bridget McCarthy

Welcome Newly Appointed Member – Robert Kirkland

Prudden welcomed new Plan Commissioner Bob Kirkland.

Visitors Heard

None

Approve Minutes

Trustee Petersen/Commissioner Grant 2nd made a MOTION to approve the minutes from the joint meeting held on March 27, 2017, and the MOTION carried without negative vote.

Public Hearing

Amendment to Section 18-211(j) Distance From Property Line

The public hearing was opened at 5:31 pm. McCarthy explained the proposed ordinance amends section 18-211(j) in order to be consistent with other portions of the code. During the code rewrite in 2012 the code was updated to require 3-feet from an access drive to the property line, but an update was missed in section 18-211(j). The change will make that code section consistent with the other sections. The public hearing was closed at 5:32 pm.

Trustee Petersen/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the proposed amendment to Section 18-211(j), as presented, and the MOTION carried without negative vote.

Conditional Use Permit Application Filed by Jeff Dublo for the Property Located at 424 Hillcrest Drive

The public hearing was opened at 5:32 pm. McCarthy stated the owner of the property at 424 Hillcrest Drive has filed a conditional use permit application to install a second access point along the same street frontage as the existing access. The property meets all existing requirements including setbacks and hardscapes. The current driveway is on a very steep slope and the proposed second access is for a concrete parking pad roughly 13-feet by 28-feet. There are no concerns from the neighbors. No one spoke for or against the proposed conditional use permit. The public hearing was closed at 5:36 pm.

Commissioner Grant/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the conditional use permit application filed by Jeff Dublo for the property located at 424 Hillcrest Drive for a second access point along the same street frontage, and the MOTION carried without negative vote.

General Business

Zoning Ordinance Amendments to Remove Floor Area Ratio Requirements (FAR) – Set Public Hearing

McCarthy explained that the requirement for Floor Area Ratio contradicts some areas of the code and the requirements are not necessary. A public hearing is recommended for the next monthly meeting to consider the staff recommendation to remove the FAR from the zoning code.

Trustee Petersen/Commissioner Lobdell 2nd made a MOTION to set a public hearing to remove Floor Area Ration (FAR) from the municipal code at the next scheduled Plan Commission meeting, and the MOTION carried without negative vote.

Reschedule May Meeting Due to Memorial Day

Due to Memorial Day and other scheduling conflicts, the May Plan Commission meeting has been cancelled and the next regularly scheduled Plan Commission meeting will be held on June 26, 2017 beginning at 5:30 pm.

Trustee Petersen/Commissioner Grant 2nd made a MOTION to hold the next monthly meeting on Monday, June 26, 2017 beginning at 5:30 pm, and the MOTION carried without negative vote.

Adjournment

Trustee Petersen/Commissioner Lobdell 2nd made a MOTION to adjourn the meeting at 5:38 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Loomer, 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: 6/26/17