

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
and JOINT SESSION with JOINT EXTRATERRITORIAL ZONING COMMITTEE
(Village of Fontana, Town of Walworth)
Monday, February 24, 2020

Chairman Dave Prudden called the monthly meeting of the Plan Commission to order at 5:46 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: Trustee Prudden, FJ Frazier (arrived at 5:46 pm), Bob Kirkland, Bob Grant

Plan Commissioners absent: Trustee Petersen, Sarah Lobdell, Bob Ahern

Fontana ETZ Members present: Bob Grant

Walworth ETZ Members present: Ken Magowan, Jim Van Dreser, Tom Rohleder

Also present: Kevin Day, Jeff Janik, Theresa Loomer, James McAvoy, Jim Origer, Eusebio Sanchez, Bonnie Schaeffer, Stephanie Smith, Dale Thorpe

Visitors Heard

None

Approve Minutes

December 9, 2019

The minutes from the December 9, 2019 meeting were distributed.

Commissioner Kirkland/Commissioner Frazier 2nd made a MOTION to approve the minutes from the December 9, 2019 meeting, and the MOTION carried without negative vote.

Joint Session Public Hearing

Conditional Use Permit Application Filed by Eusebio Sanchez for a Trade and Contractors Office at N2090 Hwy 67, Walworth for Parcel EW1100005A in the ETZ

The public hearing was opened at 5:47 pm. Attorney Jeff Janik was present and spoke on behalf of his client Eusebio Sanchez. He stated his client's property is located in the Township of Walworth and he is applying for a conditional use permit to construct a trade and contractors office at his current residence. Janik explained that his client is not looking to change the footprint of the current structure just a minor diversion from the current use. James McAvoy was present and stated he works with Mr. Sanchez and he does a fantastic job and has never had any complaints. No one spoke against the CUP application. The public hearing was closed at 5:48 pm.

Joint Session Business

ETZ Recommendation on Conditional Use Permit Application Filed by Eusebio Sanchez for a Trade and Contractors Office at N2090 Hwy 67, Walworth for Parcel EW1100005A in the ETZ

Commissioner Magowan/Commissioner Rohleder 2nd made a MOTION to recommend Village Board approval of conditional use permit application filed by Eusebio Sanchez for a trade and contractors office at N2090 Hwy 67, Walworth for Parcel EW1100005A in the ETZ, and the MOTION carried unanimously by the ETZ members.

Plan Commission Recommendation on Conditional Use Permit Application Filed by Eusebio Sanchez for a Trade and Contractors Office at N2090 Hwy 67, Walworth for Parcel EW1100005A in the ETZ

Commissioner Grant/Commissioner Kirkland 2nd made a MOTION to recommend Village Board approval of conditional use permit application filed by Eusebio Sanchez for a trade and contractors office at N2090 Hwy 67, Walworth for Parcel EW1100005A in the ETZ, and the MOTION carried without negative vote.

Adjournment ETZ Committee

Commissioner Van Dreser/Commissioner Rohleder 2nd made a MOTION to adjourn the ETZ Committee at 5:50 pm, and the MOTION carried without negative vote.

Plan Commission Public Hearing

Amend Section 18-249(d) of the Municipal Code, regarding Time Limits on Zoning Permits; Permit Extensions

The public hearing was opened at 5:51 pm. Zoning Administrator Bonnie Schaffer stated she had come across two different ordinances regarding time limits on zoning permits and both had different wording. The amendment to section 18-249(d) changes the wording so both ordinances will read the same. The amendment also includes taking out the extension of permits, instead the applicant must reapply if the permit expires. No one spoke for or against the amendment. The public hearing was closed at 5:53 pm.

Plan Commission Business

Plan Commission Recommendation on Amending Section 18-249(d) of the Municipal Code, regarding Time Limits on Zoning Permits; Permit Extensions

Commissioner Grant/Commissioner Kirkland 2nd made a MOTION to recommend Village Board approval of Amending Section 18-249(d) of the Municipal Code regarding Time Limits on Zoning Permits; Permit Extensions, and the MOTION carried without negative vote.

Origer Planned Development Proposal Update

Jim Origer recapped his project for the land at the corner of Brick Church and Town Hall Road. Before he puts more time and money into the project, he asked for feedback from the plan commission members and stated he only wants to move forward with the project if it's something the plan commission and board supports. Attorney Dale Thorpe recommended continuing to work closely with Village Planner Mike Slavney on the lot size restrictions and the road width as those seemed to be some areas of concern. He explained the Village has road Ordinances in place to accommodate safety. Thorpe stated the Commission could conduct a straw poll and offer a non-binding conditional opinion regarding what they have been presented so far on the Planned Development. Commissioner Grant explained he was in favor of the project but had some concerns with the project meeting the road ordinances and required width. Commissioner Frazier stated that he thought the project was a good idea but wanted to offer some caution on the number of undeveloped properties in the area. He stated the area seems to be over capacity with developments. Trustee Prudden stated he feels it is a great idea to get young families into the area. He would like to see a restriction on the minimum house size as well as the maximum house size. Commissioner Kirkland stated he agrees with other comments that have been made and would strongly encourage him to rely on the opinions from Village Planner Mike Slavney.

Resolution Per Wis Stats Section 62.23(5) Recommending Approving Easements Related to S. Lakeshore Drive Reconstruction Project

Attorney Thorpe stated the resolution is merely a concept to approve the acquisition of the easements related to the S. Lakeshore Drive Reconstruction Project.

Commissioner Kirkland/Commissioner Frazier 2nd made a MOTION to approve Plan Commission Resolution 022420-01 Approving the Easements Related to S. Lakeshore Drive Reconstruction Project, and the MOTION carried without negative vote.

Amend Ordinance 050119-01 Preservation of Grade due to Numbering Error – Set Public Hearing

Commissioner Frazier/Commissioner Grant 2nd made a MOTION to set a public hearing for Amending Ordinance 050119-01 Preservation of Grade due to Numbering Error at the March plan commission meeting scheduled for Monday, March 30, 2020 beginning at 5:30 pm. The MOTION carried without negative vote.

Conditional Use Permit Ordinance Update – Set Public Hearing

Commissioner Frazier/Commissioner Grant 2nd made a MOTION to set a public hearing for Conditional Use Permit Ordinance Update at the March plan commission meeting scheduled for Monday, March 30, 2020 beginning at 5:30 pm. The MOTION carried without negative vote.

Confirm Quorum for March 30, 2020 Meeting

All Plan Commission Members present were available on March 30, 2020 for the regularly scheduled plan commission meeting.

Adjournment Plan Commission

Commissioner Kirkland/Commissioner Grant 2nd made a MOTION to adjourn the Plan Commission meeting at 6:06 pm, and the MOTION carried without negative vote.

Minutes prepared by: Stephanie Smith, Deputy Clerk/Treasurer

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

APPROVED: 06/29/20