

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

(Official Minutes)

SPECIAL MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, April 9, 2018

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, F.J. Frazier, Bob Grant, Bob Ahern, Bob Kirkland, Sarah Lobdell, Trustee Petersen

Also present: President Kenny, Theresa Loomer, Michael Lucero, John Maier, Bridget McCarthy, Trustee Pappas, Ed Snyder, Attorney Dale Thorpe, Steele Whowell, Tom Whowell

Visitors Heard

None

General Business

Site Plan Filed by Gordy's Lakefront Marine Located at 320 Lake Street for New Above Ground Fuel Tank

Steele Whowell filed a site plan application for Gordy's located at 320 Lake Street for a new above ground fuel tank. Whowell explained the new tank will be installed where the ice machine was previously located at the corner of the restaurant facing the lake. The tank will be enclosed by a chain link fence and an 8-foot perimeter fence, which will be painted to match the building. The existing underground gas tanks have been abandoned and filled in per state regulations and a state inspector was on site through the entire process. Whowell described the new tank and lines as much safer than what had been there previously and the quantity of gas has been reduced from 16,000 gallons to 6,000 gallons. The new fuel tank is doubled walled with a layer of concrete in between each wall and it will sit on a 10-inch concrete pad. The gas lines will be trenched 36-inches underground, are removable, and are double walled with a monitoring system between each wall which is designed to detect any leaks. The gas lines will be affixed to the pier in the same manner they have been in the past. The timeline is to complete the installation of the new fuel tank and lines before the Village lays the temporary asphalt on Lake Street for the summer. Building and zoning staff and the fire department staff have reviewed the plan and recommend approval with conditions. The Plan Commission recommended approval of the site plan with the removal of condition No. 7 and modification of condition No. 6. In response to a question on why condition No. 6 should be removed, Thorpe replied it is a DNR obligation and not a Village obligation to provide a maintenance agreement.

Trustee Petersen/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the site plan application filed by Gordy's Lakefront Marine Located at 320 Lake Street for new above ground fuel tank subject to the following conditions:

1. A complete submittal for building and zoning permits shall be applied for and issued prior to the commencement of construction of and/or installation of any portion of this approved project. Site Plan approval shall NOT alleviate the applicant from securing all required permits. Construction shall be made in accordance with the Village approved permits.
2. Applicant shall adhere to and comply with all approvals and recommendations described in the February 19, 2018 correspondence from Environmental Engineering Specialist Erik Otterson, Wisconsin Department of Agriculture, Trade, and Consumer Protection.
3. Applicant shall adhere to and comply with all recommendations and requirements described in the March 12, 2018 correspondence from Assistant Fire Chief Scott Peterson, Fontana Fire/Rescue Department.

4. Applicant shall install an 8' privacy fence around the proposed fuel tank to shield from public view the tank and required chain link fencing. Decorative privacy fencing shall be of cedar, embossed or like material and shall be complimentary to existing buildings, in compliance with Design Standards.
5. Project shall remain consistent with the narratives and plans submitted by the applicant for this review.
6. ~~Legal easements for access under Lake Street and other village owned property shall be drafted, signed and filed prior to any installation of private lines or materials for this project. The Village and the Applicant will work together on a mutually acceptable arrangement with regards to the Lake Street passage of the pipe and the Village owned property nearby.~~
7. ~~A maintenance agreement shall be drafted, signed and filed with the village to address applicant responsibility of possible future contamination.~~
8. All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building & zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
9. Any future proposed modifications shall require Village of Fontana approval in the form of an Amendment to the approved Site Plan and its conditions.

The MOTION carried without negative vote.

Adjournment

Trustee Petersen/Commissioner Frazier 2nd made a MOTION to adjourn the meeting at 5:53 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: 04/30/18