

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

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, June 26, 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, Fritz Frazier (arrived at 5:43), Bob Ahern, Bob Grant, Bob Kirkland, Sarah Lobdell (arrived at 5:32)

Plan Commissioner Absent: Trustee Petersen

Also present: Tony Coletti, Lee Eakright, Clerk Theresa Loomer, Administrator Dennis Martin, Zoning Administrator Bridget McCarthy, Hugh Plunkett, Village Planner Mike Slavney

Visitors Heard

None

Approve Minutes

Commissioner Grant/Commissioner Kirkland 2nd made a MOTION to approve the minutes for the meeting held on April 24, 2017, and the MOTION carried without negative vote.

Public Hearing

Zoning Ordinance Amendment to Remove Floor Area Ratio Requirements (FAR)

The public hearing was opened at 5:31 pm. Village Planner Mike Slavney explained the Floor Area Ratio requirement is a burden on development of small lots because of the size restriction on the second floor and sometimes it does not even allow for a second story. Chapter 18 already contains many restrictive building parameters that regulate the size of a house or building without the need for the Floor Area Ratio requirement, so staff is requesting removal of the requirement which appears in 11 areas of the zoning code and affects multiple zoning districts. In answer to a question posed by Commissioner Ahern, Slavney explained the original intent of the requirement was to not block too much of the view of the lake with a second story. Martin stated that the FAR provision was not part of the village zoning code before it was rewritten in 2012, and a recent application for a residential development in the Village Center Zoning District made staff aware of the regulations. No one spoke for or against the proposal. The public hearing was closed at 5:37 pm.

Commissioner Grant/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the Zoning Ordinance Amendment to Remove Floor Area Ratio Requirements (FAR) as presented, and the MOTION carried without negative vote.

General Business

Conditional Use Permit Application Filed by Rex & Diane Lewis for the Property Located at 650 S. Main Street for Proposed B&B

A conditional use permit application was submitted by Rex and Diane Lewis for the property located at 650 South Main Street for authorization to develop and operate a Tennis Bed and Breakfast. The location serves as the Lewis' residence and would serve a maximum of 16 guests nightly. Minor issues are still being worked out between staff and the applicant and staff's final recommendation will be presented at next month's meeting or as soon as available.

Commissioner Ahern/Commissioner Lobdell 2nd made a MOTION to schedule a public hearing at the next regular monthly meeting for the Conditional Use Permit Application filed by Rex and Diane

Lewis, for the property located at 650 S. Main Street for a proposed Bed & Breakfast, and the MOTION carried without negative vote.

Remove Zoning Code Ordinance Sections 18-246(n) and 18-246(o) Regarding Conditional Use Permit Requirements – Set Public Hearing

Upon reviewing the conditional use permit requirements as outlined in the zoning code, staff has recommended that 18-246(n) and 18-246(o) should be removed. Section 18-246(n) Recording of Conditional Use Requirements states that the Village is responsible for recording an approved CUP with the county Register of Deeds office. Staff retains a copy of the recorded CUP but is not required nor should be responsible for the recording of the document. Section 18-246(o) Notice to the DNR requires that the plan commission transmit a copy of each CUP application located in the FW, FF, GFP, FSD, SW, or EC overlay zoning districts to the DNR for review and comment at least 10 days prior to any hearing and states that no action shall be taken for 30 days or until the DNR has made its recommendation. Staff believes this also is an unnecessary provision. Staff recently discovered the two provisions that were inadvertently added to the Zoning Code when it was rewritten in 2012.

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to schedule a public hearing at the next regular monthly meeting for the proposed removal of Zoning Code Ordinance Sections 18-246(n) and 18-246(o) Regarding Conditional Use Permit Requirements, and the MOTION carried without negative vote.

Lakefront Property Owners Public Forum to Consider Proposed Ordinance Amendment to the LR-0 Zoning District to Authorize Short-Term Rentals Under CUP Process

At the February 27, 2017 Plan Commission meeting, there was discussion on allowing short-term rentals in the LR-0 Lakefront Residential district and staff was directed to send out surveys to the property owners and present the findings at the June monthly meeting when property owners would be in the village for the season and able to attend the meeting if desired. Of the 124 surveys that were mailed out last month, 41 property owners responded. Of the 41 who responded, 24 responded that they would not be in favor of allowing short-term rentals in the Lakefront Residential Zoning District; and 33 of the 41 respondents believe living next to or near a short term rental property would negatively impact their property value. Due to the overwhelming number of respondents that are not in favor of allowing short-term rentals in the LR-0 district, and with only four owners who responded that they would favor an amendment to allow for short-term rentals under the CUP approval process, staff recommended and was directed to not pursue the item any further.

Adjournment

Commissioner Frazier/Commissioner Grant 2nd made a MOTION to adjourn the meeting at 5:52 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: