

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, October 26, 2015

Chairman George Spadoni 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 Spadoni, Bob Grant, Bob Ahern, Micki O’Connell, Sarah Lobdell

Plan Commissioners absent: F.J. Frazier, Trustee Petersen

Also present: Merilee Holst, Clerk Theresa Linneman, Administrator Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Building Inspector/Zoning Administrator Ron Nyman, Lidia Pastiu, Nicolae Pastiu, Village Attorney Dale Thorpe (arrived at 5:31)

Visitors Heard

None

Approve Minutes

Commissioner Lobdell/Commissioner O’Connell 2nd made a MOTION to approve the minutes for the September 28, 2015 meeting as presented, and the MOTION carried without negative vote.

Public Hearing

Petition to Amend Zoning Ordinance Section 18-253 Regarding Application filing Deadline for Variance

Section 18-253 of the village code governs the submittal of Board of Appeals applications for zoning applications. McCarthy stated the 30-day filing deadline portion of the section was inadvertently omitted when the Zoning Code was rewritten in 2012 and is consistent with the old code and state statutes. Spadoni opened the public hearing at 5:31 pm. No one spoke for or against the amending zoning ordinance Section 18-253, and the public hearing was closed at 5:32 pm.

Petition to Amend Zoning Ordinance Section 18-13 and 18-400 Regarding Property Maintenance

The property maintenance ordinance section also was inadvertently omitted when the Zoning Code was rewritten in 2012. A similar ordinance is proposed for inclusion in the current code and contains the former section along with updated information. McCarthy stated Section 18-13 contains definitions, Section 18-400 covers the purpose and applicability; Section 18-401 covers undefined words and definitions not covered under Section 18-13; and 18-402 covers the general requirements relating to the safety and sanitary maintenance of property. McCarthy noted the four sections may be brought back to the commission for possible tweaking. Spadoni opened the public hearing at 5:32 pm. No one spoke for or against the proposed zoning ordinance amendment for sections 18-13 and 18-400, and the public hearing was closed at 5:33 pm.

General Business

Recommendation on Proposed Amendment to Zoning Code Section 18-253

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the proposed amendment to Zoning Code Section 18-253 regarding the 30-day filing deadline for variance applications, and the MOTION carried without negative vote.

Recommendation on Proposed Amendment to Zoning Ordinance Section 18-13 and 18-400
Lobdell/Grant 2nd made a MOTION to recommend Village Board approval of the proposed amendment to Zoning Code Section 18-13 and 18-400 regarding property maintenance, and the MOTION carried without negative vote.

Proposed Amendment to Zoning Ordinance Section 18-192 Regarding Exempt Signs – Set Public Hearing

Staff made proposed modifications as directed at the September Plan Commission meeting and the modified zoning ordinance was presented for initial feedback at the October Village Board meeting. At the Village Board meeting, Spadoni requested the item be tabled because 18-192(2) as it was written, permitted only signs less than one square foot in area and he said he also does not want all signage requests coming to the Village Board for approval. An updated ordinance drafted after the last Village Board meeting was distributed. The revised ordinance redefines the maximum allowable sign measurement as not to exceed 32 square feet. Spadoni requested the addition of “per sign” added to the sentence for additional clarification. The members discussed whether events located outside of Fontana should be approved by the zoning department, or whether they need to come in front of the Village Board as several commissioners did not feel it was necessary. McCarthy pointed out that as 18-192 is written, it does allow the zoning administrator discretion when approving signage. She also stated that “local” is not defined and only in the event of uncertainty or a specific concern would it be brought to the Village Board for direction. Section 18-192(2)b states “Signage shall be erected no more than 10 days prior to the event date.” O’Connell said she thought the time-frame was too short as it would only allow the sign to be up for one weekend prior to the event; she suggested 20 days. Spadoni stated that he agreed with O’Connell’s good suggestion, as did the rest of the Plan Commission members.

Commissioner Lobdell/Commissioner O’Connell 2nd made a MOTION to schedule a public hearing to consider the proposed zoning ordinance amendments to Section 18-192 regarding exempt signs at the next scheduled meeting date, and the MOTION carried without negative vote.

Building Color Exterior Proposal for 543 Valley View Drive, TIF District Architectural Review

Nicolae and Lidia Pastiu, owners of 543 Valley View Drive, have been working to renovate the building where Nicolae Pastiu plans to operate his business, Nick’s Upholstery, Inc. Since the building is located in the Village Center District, the property owners must comply with the design standards laid out in Chapter 18, specifically approval of the building’s coloration. Martin said the color approval does not need to go before the CDA as they have already approved the concept, it just needs to be approved by the Plan Commission. The Pastiu’s have proposed to paint the front portion of the brick building Galveston Gray which will wrap around to the side, and paint the remainder of the side a blue color in combination with blue siding. The front door will also be painted blue. The trim and windows will be painted in white. Pastiu passed around samples of the proposed blue and grey colors. There was some concern expressed because the building belongs to two different owners on two separate lots that share a common wall; one side is owned by the Pastiu’s and the other side owned by State Farm Insurance Agent Chuck Palma. According to Pastiu, Palma is not interested in participating in the renovations and paintings on his side of the building which caused commission members concern that the building would appear “chopped,” since only one side of the building will undergo painting and renovations. Nicolae Pastiu stated he understands the concern but there will be a definitive white line border created and it will appear as two separate buildings; and there will be separate roof patterns. Pastiu stated he has contacted and had discussions with Palma; however, while Palma supports his property renovations, he is not willing to financially partake in the project. Spadoni suggested having the CDA contact Palma to stimulate additional discussion.

Commissioner Grant/Commissioner Lobdell 2nd made a MOTION to approve the proposed blue and grey color scheme as proposed and presented by Nicolae and Lidia Pastiu, and the MOTION

carried on a 3 to 2 vote with Commissioner O'Connell and Commissioner Ahern opposed, and Trustee Petersen and Commissioner Frazier absent.

Adjournment

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to adjourn the meeting at 5:53 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Linneman, 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: