

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, October 27, 2014

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: President Petersen, Sarah Lobdell, Trustee Spadoni, F. J. Frazier, Micki O'Connell (arrived at 5:37pm)

Plan Commissioner absent: Cynthia Nickolai

Also present: Merilee Holst, Library Director Nancy Krei, Clerk Theresa Linneman, Administrator Dennis Martin, Building Inspector/Zoning Administrator Ron Nyman, Trustee Rick Pappas, Dave Patzelt

Visitors Heard

None

Approve Minutes

President Petersen/Commissioner Frazier 2nd made a MOTION to approve the minutes as submitted for the meeting held October 6, 2014, and the MOTION carried without negative vote.

General Business

Shodeen Construction Company Zoning Amendment Application Filed for Planned Development on Lots Located at 180 and 190 Third Avenue – Schedule Public Hearing

Trustee Spadoni recommended setting the Public Hearing for November 24, 2014 at 5:30 pm.

President Petersen/Commissioner Frazier 2nd made a MOTION to set a Public Hearing for the Shodeen Construction Company Zoning Amendment application filed for Planned Development on the lots Located at 180 and 190 Third Avenue for Monday, November 24, 2014, at 5:30 pm, and the MOTION carried without a negative vote.

Proposed Zoning Code Amendments Regarding Accessory Structure, Building Height and Property Maintenance

As a visitor at the last Plan Commission meeting, Trustee Pappas made a suggestion to modify the definition of “building height” and required setbacks for accessory structures greater than 600 feet as it currently appears in Chapter 18 of the Municipal Code. Martin presented an overview of the memo issued by Building Inspector/Zoning Administrator Ron Nyman which included Pappas’ two zoning modification suggestions as well as a proposal to reincorporate the property maintenance ordinance. Village Attorney Dale Thorpe agreed with the modification of the definition of building height because as it stands now, he said it opens the door to very tall buildings which he believes the Village of Fontana does not want. Spadoni questioned where the problems have occurred with the current allowed building height and why the change was requested since former Assistant Building Inspector Bridget McCarthy and Nyman put a lot of work in rewriting the zoning code back in 2012. He said he wants to understand the old zoning code, the new zoning code and where it is going. Spadoni then questioned the proposed property maintenance ordinance and asked if it pertained to unmowed lawns. Nyman replied it is not for neglected lawns, as that is covered under the weed notice, instead it covers unkempt properties. Nyman said without that ordinance in place, the Village has no discretion to take any action if property owners are not taking care of their lots. Spadoni requested Nyman draft the proposed amendments into ordinance form for the next meeting.

Adjournment

President Petersen/Commissioner Frazier 2nd made a MOTION to adjourn the meeting at 5:37 pm, and the MOTION carried without negative vote.

Minutes prepared by: Theresa Linneman, 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: 11/24/2014