

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

(Official Minutes)

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION

Monday, January 28, 2019

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 (arrived at 5:37 pm), Bob Grant, Bob Ahern, Bob Kirkland, Sarah Lobdell

Plan Commissioner Absent: Trustee Petersen

Also present: Ryan Cardinal, Kim Daberton, Kevin Day, Theresa Loomer, Kathie Perkins, Wally Perkins, Bonnie Schaeffer, Chris Schultz, Mike Slavney, Dale Thorpe

Visitors Heard

None

Approve Minutes

Commissioner Ahern/Commissioner Kirkland 2nd made a MOTION to approve the minutes from the November 26, 2018 meeting, and the MOTION carried without negative vote.

General Business – Trustee Prudden

Comprehensive Plan Update Overview

Village Planner Mike Slavney presented an overview of the 2019 Comprehensive Plan update schedule. The process will be nearly a year long and will include Board adoption of the public participation plan, stakeholder interviews and focus groups, community vision workshop, draft plan open house and finally a joint Plan Commission and Village Board public hearing before the Board officially certifies the 2019 Comprehensive Plan at the end of the year.

Adopt Resolution to Recommend Public Participation Plan

The resolution recommends Village Board approval of the Public Participation Plan necessary to update the Comprehensive Plan.

Commissioner Grant/Commissioner Lobdell 2nd made a MOTION to adopt Resolution 012819-01, recommending Village Board approval of the adoption of a Public Participation Plan, and the MOTION carried without negative vote.

Update on Revocation Process for Conditional Use Permit Issued to Rex R. Lewis and Diane M. Lewis for “Tennis Bed and Breakfast” for property located at 650 South Main Street

The Lewis' voluntarily surrendered their CUP for the Tennis Bed and Breakfast that was issued in 2017 with the intent to reapply for the use with input from the neighbors. The new CUP application for a Bed and Breakfast was submitted earlier in the day and will be considered at next month's meeting. In return for surrendering the CUP and paying the overdue cost recovery and room tax, the Village has asked the municipal court to reopen and dismiss the citations issued last summer for noise violations. Village staff will keep the concerned neighbors informed of the process and invite them to be involved with any scheduled public hearings and relevant meetings.

Precise Implementation Plan Amendment Application Filed by Mr. and Mrs. Perkins for the Property at 158 Fontana Boulevard

Kathie Perkins appeared at the January Village Board meeting and presented an overview of their desire to modify the original approval plans for 158 Fontana Boulevard to include a retail space for indoor boat display rather than a restaurant. They have submitted an application for a PIP amendment with minor exterior alterations which will add windows to the front and a service garage door to the rear of the building to allow for entry and exit of boats. The amendment also proposes minor engineering changes to the site. Since the application and list of amendments that differed from the original application was received earlier in the day, a motion was made to approve the PIP amendment application, subject to staff's review.

Commissioner Frazier/Commissioner Grant 2nd made a MOTION to recommend Village Board approval of the PIP Amendment Application, as submitted, for the property at 158 Fontana Boulevard, subject to staff's review. The MOTION carried without negative vote.

Introduce Possible Site Plan Amendment Request for the Property Located at 138 Fontana Boulevard

Wally Perkins asked the Plan Commissioners to consider a three-year extension of the Phase I site plan approval for the Munson Marine building at 138 Fontana Boulevard. He stated the Munson's are looking to have an indoor show room at the 158 Fontana Boulevard building, but would like to continue to display boats at the corner of 138 Fontana Boulevard. At this time they are not seeking any other changes to the site other than an extension of the previously approved site plan. The application will be presented at the next regularly scheduled plan commission meeting.

Outdoor Boat Display and Sales Ordinance Amendment – Set Public Hearing

Slavney presented an amendment to Section 18-56 Commercial Land Uses to include outdoor boat display and sales which reflects a use already occurring in the Village, but which is not clearly defined in the code. The change in ordinance will make it easier for staff to interpret the code. In response to a question, Slavney pointed out the limited CUP approach includes a sunset clause and the ability to grant the use to a specific operator rather than a property. One concern noted was that display without a permanent structure does not generate any property tax revenue for the Village.

Commissioner Lobdell/Commissioner Frazier 2nd made a MOTION to set a public hearing on the Ordinance Amendment for Outdoor Boat Display and Sales, Section 18-56 Commercial Land Uses, Outdoor Boat Display and Sales, at the next monthly plan commission meeting, and the MOTION carried without negative vote.

Conditional Use Permit Application Filed by Jerry's Marine for 102 W. Main Street for Outdoor Boat Display – Set Public Hearing

Jerry's Marine filed a CUP application for outdoor boat display at 102 W. Main Street. The most recent approval was granted in 2016 and the new application requests a five-year approval period and an exemption from the requirement that boat display is attached to a permanent structure. There was discussion on the concerns of approving the outdoor boat display because of the fact that it is not tied to a permanent structure, but Slavney stated the CUP process provides periodic review and a use specific to an operator, so the approval can be limited on a recommendation of the Plan Commission and approval by the Board.

Commissioner Frazier/Commissioner Lobdell 2nd made a MOTION to set a public hearing on the CUP application submitted by Jerry's Marine for a Conditional Use Permit at 102 W. Main Street, at the next monthly plan commission meeting, and the MOTION carried without negative vote.

Adopt Resolution to Initiate a Zoning Map Amendment for Property at 329 Third Avenue, Parcel SRA 00039, from Institutional to Village Center Zoning – Set Public Hearing

The Village agreed to lease the Park House building to Maryanne Bruss for a second coffee shop location. It is currently zoned Institutional which is not conducive to a coffee shop. The Village asked the Plan Commission to initiate the rezone process by adopting a resolution and setting a public hearing.

Commissioner Frazier/Commissioner Lobdell 2nd made a MOTION to adopt Resolution 012819-02, initiating a rezone for 329 Third Avenue, Parcel SRA 00039, from Institutional to Village Center Zoning, and set a public hearing for the next monthly Plan Commission meeting, and the MOTION carried without negative vote.

Adopt Resolution Initiating a Zoning Map Amendment for Property at 105 W. Main Street, Parcel SOP 00058, From Planned Development to Village Center Zoning – Set Public Hearing

Village staff discovered a mapping error for the property located at 105 W. Main Street, Parcel SOP 00058. It is currently zoned Planned Development (PD), but has never been a part of a planned development. After review by Village Planner Mike Slavney, he recommended the correct zoning would be Village Center district to be consistent with surrounding properties.

Commissioner Lobdell/Commissioner Frazier 2nd made a MOTION to adopt Resolution 012819-03 initiating a rezone for 105 W. Main Street, Parcel SOP 00058, from Planned Development to Village Center Zoning, and set a public hearing at the next monthly Plan Commission meeting, and the MOTION carried without negative vote.

Adjournment

Commissioner Lobdell/Commissioner Frazier 2nd made a MOTION to adjourn the meeting at 5:55 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: 02/25/19