

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
and JOINT SESSION with JOINT EXTRATERRITORIAL ZONING COMMITTEE
(Village of Fontana, Town of Linn, Town of Walworth)
Monday, August 26, 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: Bob Kirkland, Sarah Lobdell, Trustee Petersen, Trustee Prudden, Bob Ahern, Bob Grant

Plan Commissioners absent: F.J. Frazier

Fontana ETZ Members present: Sarah Lobdell, Bob Ahern, Bob Grant

Walworth ETZ Members present: Ken Magowan, Jim Van Dreser

Walworth ETZ Members absent: Tom Rohleder

Linn ETZ Members present: Chris Todd, John Zils, Larry Aasen

Also present: Todd Cauffman, Kevin Day, Theresa Loomer, Scott Lowell, Ann Porter, Ben Rohr, Bonnie Schaeffer, Dale Thorpe

Visitors Heard

None

Approve Minutes

July 29, 2019

The minutes from the July 29, 2019 meeting were distributed.

Commissioner Lobdell/Commissioner Grant 2nd made a MOTION to approve the minutes from the July 29, 2019 meeting, and the MOTION carried without negative vote.

Joint Session Public Hearing

Amend Zoning Code Article XVI. – Extraterritorial Zoning to add Bed and Breakfast as an Allowable Land Use

The public hearing was opened at 5:31 pm. Assistant Village Planner Ben Rohr explained that the change in the ETZ Bed and Breakfast code amendment is to comply with state law and also to align more closely with the provisions in the county zoning code. No one spoke for or against the proposed ETZ code amendment. The public hearing was closed at 5:33 pm.

Joint Session Business

ETZ Recommendation on Amendment to Zoning Code Article XVI. – Extraterritorial Zoning to add Bed and Breakfast as an Allowable Land Use

Commissioner Lobdell/ETZ Member Chris Todd 2nd made a MOTION to recommend Village Board approval on behalf of the ETZ committee to amend Zoning Code Article XVI. – Extraterritorial Zoning to add Bed and Breakfast as an Allowable Land Use, as presented, and the MOTION carried without negative vote.

Plan Commission Recommendation on Amendment to Zoning Code Article XVI. – Extraterritorial Zoning to add Bed and Breakfast as an Allowable Lane Use

Trustee Petersen/Commissioner Grant 2nd made a MOTION to recommend Village Board approval to amend Zoning Code Article XVI. – Extraterritorial Zoning to add Bed and Breakfast as an Allowable Land Use, as presented, and the MOTION carried without negative vote.

Adjournment ETZ Committee

Commissioner Lobdell/ETZ Member Chris Todd 2nd made a MOTION to adjourn the ETZ Committee at 5:34 pm, and the MOTION carried without negative vote.

Plan Commission Public Hearings

Amend Zoning Code Section 18-56(i) Article III regarding Bed and Breakfast

The public hearing was opened at 5:35 pm. While staff was reviewing the changes to the ETZ portion of the code, it was recommended the Village zoning code regarding Bed and Breakfasts should also be modified to reflect the changes so the code is consistent. No one spoke for or against the proposed code amendments. The public hearing was closed at 5:36 pm.

Conditional Use Permit Application Filed by John & Ann Porter for Addition to Guest House at 425 N. Lakeshore Drive

The public hearing was opened at 5:37 pm. The Porters are seeking to remodel an existing guest house and add an entranceway to the front. The plans conform to the required setbacks but the addition of an entryway must be approved through the CUP process. No one spoke for or against the CUP application. The public hearing was closed at 5:38 pm.

Plan Commission Business

Plan Commission Recommendation on Amending Zoning Code Section 18-56(i) Article III regarding Bed and Breakfast

Commissioner Lobdell/Commissioner Ahern 2nd made a MOTION to recommend Village Board approval of the proposed amendment to Zoning Code Section 18-56(i) Article III regarding Bed and Breakfast, as presented, and the MOTION carried without negative vote.

Plan Commission Recommendation on Conditional Use Permit Application Filed by John & Ann Porter for Addition to Guest House at 425 N. Lakeshore Drive

Trustee Petersen/Commissioner Ahern 2nd made a MOTION to recommend Village Board approval of the Conditional Use Permit Application filed by John & Ann Porter for an addition to their guest house located at 425 N. Lakeshore Drive, subject to the conditions in the staff memo. The MOTION carried without negative vote.

120-126 W. Main Street Updated Concept Review

Representing Attorney Christina Green asked that the item be tabled because the applicant is still gathering information about the property.

Trustee Petersen/Commissioner Grant 2nd made a MOTION to table the 120 – 126 W. Main Street Concept Review, and the MOTION carried without negative vote.

Presentation of Comprehensive Plan Update Overview and Discussion

Ben Rohr explained the project timeline, population, housing and land use projections, and also areas of the future land use map that are proposed to be amended with the update. There were comments and brief discussion on the suggested map changes. Rohr will update the plan with staff's comments and send out a revised plan prior to the next plan commission meeting.

Adjournment Plan Commission

Trustee Petersen/Commissioner Grant 2nd made a MOTION to adjourn the Plan Commission meeting at 5:54 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 and Joint ETZ Committee, the official minutes will be on file at the Village Hall.

APPROVED: 09/30/2019