

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

MONTHLY MEETING of the VILLAGE OF FONTANA PLAN COMMISSION
Monday, February 25, 2013

Chairman George Spadoni called the monthly meeting of the Village of Fontana Plan Commission to order at 5:30 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Plan Commissioners present: Roll call: President Arvid Petersen, Sarah Lobdell, Trustee Spadoni, F.J. Frazier, Cynthia Nickolai

Plan Commissioners absent: Micki O'Connell, Scott Vilona

Also present: Jade Bolack, Neal Gill, Administrator/Treasurer Kelly Hayden, Joseph Kopecky, Village Clerk Dennis Martin, Assistant Zoning Administrator Bridget McCarthy, Building Inspector/Zoning Administrator Ron Nyman, Trustee Rick Pappas

Visitors Heard

None

Announcements

1. Lakefront and Harbor Committee Meeting – **Wednesday, February 27, 2013, 5:30 pm**
2. Village Board Monthly Meeting – **Monday, March 4, 2013, 6:00 pm**
3. CDA Monthly Meeting Date – **Wednesday, March 6, 2013, 6:00 pm**
4. Finance Committee Meeting – **Thursday, March 7, 2013, 6:00 pm**
5. Fontana/Walworth Water Pollution Control Commission Meeting – **Tuesday, March 12, 2013, 7:30 pm**
6. GLEA Monthly Board Meeting – **Wednesday, March 13, 2013, 10:00 am**
7. Plan Commission Staff Meeting – **Wednesday, March 13, 2013, 1:00 pm**
8. Protection Committee Meeting – **Monday, March 18, 2013, 5:30 pm**
9. Library Board Meeting – **Wednesday, March 20, 2013, 10:00 am**
10. Park Commission Meeting – **Wednesday, March 20, 2013, 5:30 pm**
11. GLEA Board Meeting – **Thursday, March 21, 2013, 7:00 pm**
12. Plan Commission Monthly Meeting – **Monday, March 25, 2013, 5:30 pm**

Approve Plan Commission Minutes

President Petersen/Commissioner Lobdell 2nd made a MOTION to approve the minutes for January 28, 2013, as presented, and the MOTION carried without negative vote.

General Business

BSOP Amendment Filed by Fontana Shell, 286 Valley View Drive, for Cousins Restaurant

Assistant Zoning Administrator Bridget McCarthy stated that the application was filed to authorize a new, illuminated 4-by-2-foot Cousins Subs sign for the restaurant going into the building. McCarthy stated that the Cousins sign would replace one of the two previously approved exterior wall signs, and staff recommends approval with five conditions. Architect Joseph Kopecky asked if the staff recommended condition for approval that calls for the use of material that has a wood texture look has any impact on the colors of the sign. Spadoni stated that there are no proposed conditions for approval with regard to the colors of the sign, and the applicants should work with staff to make sure all the other signage regulations and building permit issues are worked out. In response to a question from Petersen, Nyman stated that a total of two signs can be erected on the exterior of the building per the previous approval; however, building permits have to be secured before they are erected.

President Petersen/Commissioner Lobdell 2nd made a MOTION to recommend Village Board approval of the Building, Site and Operational Plan amendment application filed by Fontana Shell, 286 Valley View Drive, to authorize Cousins Subs signage, with the following five conditions:

1. The proposed 8-square-foot main building “COUSINS SUBS” wall sign shall be allowed with the condition that the material used is a wood texture look. This sign may be illuminated by an approved gooseneck-style lighting fixture or back-lit. It shall not be internally illuminated.
2. The proposed 8-square-foot main building “COUSINS SUBS” wall sign shall replace the previously approved 10-square-foot “FOOD MART” sign. The previously approved 20-square-foot “SHELL FONTANA MART” sign shall still be allowed.
3. All building, zoning and electrical permits shall be applied for and obtained prior to the installation of and use of any approved signage. BSOP approval shall not alleviate the applicant from securing all required permits.
4. All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building and zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
5. Any signage not approved, or without issued proper permits, that are installed or used at any time, whether permanent or temporary in nature, shall be subject to municipal violations and citations as described in the Village of Fontana Municipal Code.

The MOTION carried without negative vote.

Adjournment

President Petersen/Commissioner Lobdell 2nd made a MOTION to adjourn the meeting at 5:36 pm, and the MOTION carried without negative vote.

Minutes prepared by: Dennis L. Martin, 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: 6/24/13