

Village of Wonder Lake
Planning & Zoning Commission
October 8, 2013

Members present: Bill Arnos, Jim Cavanaugh, Diana Bark, Betty Naatz, Kim Windler, Rayne Gerhardt

Chairperson Cavanaugh called the meeting to order at 7:03 pm. Commissioner Bark made a motion seconded by Commissioner Naatz to accept the minutes from the December 12, 2012 Planning and Zoning (P&Z) Meeting. The minutes had a few typos. Chairperson Cavanaugh declared the motion (with corrections) passed on a unanimous voice vote.

Communication: Bob Ahlberg is attendance for the public hearing. present

Commissioner Arnos made a motion seconded by Commissioner Gerhardt to open the public hearing. Chairperson Cavanaugh declared the motion passed on a roll call vote. Bob Ahlberg was at the meeting to explain the Palys petition. Bob Ahlberg stated that Dennis Palys propose to rezone said property Wonder Lake to B-2 General Business District with a Planned Development to permit a future dwelling unit to be located above the ground floor a B-2 General Business District, upon annexation to the Village of Wonder Lake.

Said owners also request the following variations on such property:

1. To permit proposed material storage bins and hoop houses to be located within 15 feet of the front property line (along Preston Drive).
2. To permit a 6 foot tall security fence to be located along the Preston Drive property line.
3. To permit all of the existing improvements on the property to continue notwithstanding the proposed B-2 General Business District zoning.

Planned development approval to permit the establishment of one proposed dwelling unit to be located on the second floor of the existing building on the property at some point in the future. Lauri Boyle 7610 Wonder View Dr and Glen Libby 7609 Wonder View Dr attended the hearing and asked for clarification on the extent of the proposed improvements. No one opposed said proposed improvements. Chairman Cavanaugh led a discussion on the proposed variations. Commissioner Windler made a motion seconded by Commissioner Arnos to close the public hearing. Chairperson Cavanaugh declared the motion passed on a roll call vote. Commissioner Gerhardt made a motion seconded by Commissioner Arnos to to recommend to the Village Board rezone the property to The Village of Wonder Lake B-2 General Business District upon annexation to the Village and grant the following:

1. A variation to permit proposed material storage bins and hoop houses to be located within 15 feet of the front property line (along Preston Drive).
2. A variation to permit a 6 foot tall security fence to be located along the Preston Drive property line.
3. A variation to permit all of the existing improvements on the property to continue, notwithstanding the proposed B-2 General Business District zoning.
4. Planned development approval to permit the establishment of one proposed dwelling unit to be located on the second floor of the existing building on the property at some point in the future. Such planned development approval shall be subject to the requirement that prior to the establishment of any dwelling unit on the site, a site plan and improvement plans for any such proposed dwelling unit must first be reviewed by the Planning and Zoning Commission. The Commission shall consider such site plan approval, in a public meeting, but without the requirement for such consideration to occur in a public hearing. Following such consideration, the Commission shall make a recommendation thereon to the Village Board to approve or deny such site plan for such dwelling unit.

Chairperson Cavanaugh declared the motion passed on a unanimous roll call vote.

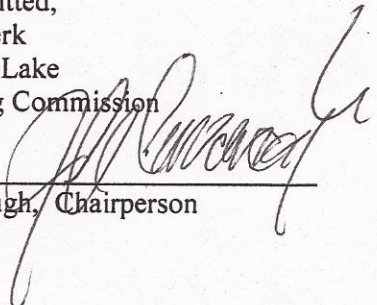
Mr. Belcore was in attendance for a preliminary application review. Mr Belcore is asking for several variations to his property. Commissioner Bark made a motion seconded by Commissioner Naatz to hold a public hearing on November 12, 2013. Chairperson Cavanaugh declared the motion passed on a unanimous roll call vote.

New Business: Commissionor Gerhardt commented on the lack of presense of the Meadows of West Bay on the MPOA. Management of the subdivision is contoled by a bank. Is the VWL able to do anything about this? Rich Curran, Tom Cooper and Bud Reed will be contacted.

Communications: None

Commissioner Windler made a motion seconded by Commissioner Naatz to adjourn at 8:20 pm. Chairperson Cavanaugh declared the motion passed on a unanimous voice vote.

Respectfully submitted,
Sue Draffkorn, Clerk
Village of Wonder Lake
Planning & Zoning Commission

By: 
James Cavanaugh, Chairperson
Draft 10.30.2013