

Village of Wonder Lake
Planning & Zoning Commission Meeting Minutes
January 12, 2021

Members Present: Jim Cavanaugh, Bill Arnos, Diana Bark. Betty Naatz
Also, present: Village planner Bob Ahlberg, Andrew Mouw and Tom Burney from Lennar Homes and interested public.

Chairperson Cavanaugh called the meeting to order at 7:09 pm. Commissioner Bark made a motion seconded by Commissioner Naatz to accept the minutes from Dec. 4, 2020 meeting. The motion carries on a unanimous vote. Commissioner Naatz made a motion seconded by Commissioner Arnos to accept the minutes from January 14, 2020 meeting. The motion carries on a unanimous vote. Commissioner Naatz made a motion seconded by Commissioner Bark to accept the minutes from March 19, 2020 meeting. The motion carries on a unanimous vote.

1. Andrew Mouw presented a video of the proposed subdivision. He provided additional information on the boat ramp and park; minor changes involved. Commissioner Arnos made a motion seconded by Commissioner Naatz That certain single-family units are now proposed to be a minimum of 1,649 square feet; The proposed side yard setbacks for certain duplex units when specified ranch type units are paired may be reduced to 6'. Motion passes on a roll call vote. Commissioner Naatz made a motion seconded by Commissioner Arnos to accept the minor changes to the park plan i.e.: remove the dog park, add jr. soccer goals, and minor changes to the boat ramp i.e.: blacktop parking. Motion passes on a roll call vote. Andrew Mouw proceeded to speak about the various house plans for the subdivision. Commissioner Bark made a motion seconded by Commissioner Naatz of the following minor changes:
 - a. The elevation plan for the "Rutherford A" single-family dwellings shall be revised to include an accent wall on a minimum of 50% of the proposed units.
 - b. The elevation plans for the "Meadowlark A", "Starling A", "Townsend A", and "Wren A" single-family dwellings product shall be revised to include a covered (roofed) front entryway.
 - c. All garage doors for all dwelling types shall include "windows" on upper door segments.
 - d. All duplex units shall be provided with the "optional stone" element as depicted in all submitted duplex elevations.

Motion passes on a roll call vote.

Old Business

The future meeting will take care of old business from early 2020.

Commissioner Arnos made a motion seconded by Commissioner Naatz to adjourn at 8:00 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: Jim Cavanaugh /s/ Draft 2/6//2021