

Village of Wonder Lake  
Planning & Zoning Commission Meeting Minutes  
February 9, 2021

Members Present: Jim Cavanaugh, Bill Arnos, Diana Bark, Betty Naatz, Kurt Schweizer, Anthony Belcore

Also, present: Village planner Bob Ahlberg, and interested public.

Chairperson Cavanaugh called the meeting to order at 7:00 pm. Commissioner Bark made a motion seconded by Commissioner Naatz to accept the minutes from January 12, 2021 meeting. The motion carries on a unanimous vote.

Bob Ahlberg led a discussion on the 5 proposed amendments that the commissioners have been considering since March of 2020.

1. A proposed revision to Article XIX, Chapter 19 of the Zoning Ordinance definition of "Vehicle, Commercial" to exclude certain vehicles that are now more commonly used by residential homeowners.
2. Proposed revisions to existing Village Code Ordinance No. 68, replacing permissible trailer parking and parking pad surfacing orientation requirements by referencing instead, such surfacing requirements set forth in Chapter 11, Paragraph B.6 of the Zoning Ordinance to permit the parking of non-commercial trailers in residential districts.
3. Proposed revisions to Article XI, Chapter 11, Paragraph B.6 of the Zoning Ordinance regarding surfacing, design, location, and orientation for trailer parking pads.
4. Proposed revisions to Article XI, Chapter 11, Paragraph a. of the Zoning Ordinance that prohibit commercial vehicle parking in Residential Districts, to exempt certain pick-up trucks and vans that are now more commonly used by residential homeowners. Further, conflicting language now contained in existing Village Code Ordinance No. 5, specifically Section 5, Paragraph 5.10 is proposed to be revised to eliminate any conflicts with the Zoning amendments now proposed.
5. Proposed revisions to Article XV, Chapter 15 of the Zoning Ordinance to specify permissible maximum heights and location for accessory flagpoles.

The commissioners did not have any questions. Bob Ahlberg suggested to bundle all 5 amendments into one Public Hearing. Commissioner Naatz made a motion seconded by Anthony Belcore to hold a public hearing for the above proposed amendments on March 9, 2021. Motion carries on a unanimous vote.

#### Old Business

Lennar homes is looking for permits to start building.

Stonewater Development: small changes, no increase in density. Jim Cavanaugh and Bob Ahlberg attended a meeting with NRB/Stonewater, there is flexibility in the ordinance. A workshop addressing elevations is considered for a future meeting. The commissioners will be invited to a session to see proposed revisions. NRB has a 4-year plan: 189 attached homes, 300 single family homes, and 140 quad homes. NRB is selling pods to builders IE: D R Horton. Commercial area moves to west end of main entrance on Rt 120.

Harmony Farms has decided to withdraw their petition to annex to the Village of Wonder Lake.

Commissioner Schweizer made a motion seconded by Commissioner Arnos to adjourn the meeting at 7:32 pm. Motion carries on a unanimous vote.

Respectfully submitted,

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

By: Jim Cavanaugh  Draft 3/6/2021

 3-9-21 Approved