


Village of Wonder Lake
Planning & Zoning Commission Meeting Minutes
September 10, 2019

Approves


Members present Jim Cavanaugh, Bill Arnos, Rayne Gerhardt, Betty Naatz, Diana Bark
Also, present: Village planner Bob Ahlberg and interested public.

Chairperson Cavanaugh called the meeting to order at 7:10 pm. Commissioner Bark made a motion seconded by Commissioner Arnos to accept the minutes from August 13, 2019 meeting with corrections. The motion carries on a unanimous vote.

Commissioner Arnos made a motion seconded by Commissioner Bark to open the public hearing for a conditional use permit for property owner Matt Doyle: address 7912 Bayview Dr. Wonder Lake. The motion carries on a roll call vote. Three people were sworn in. Bob Ahlberg spoke about the request for the conditional use permit by Matt Doyle. This is a land use issue. Bob Ahlberg continued to speak about the licensing part of the permit process. All the neighbors were mailed notices of the public hearing. Commissioner Arnos asked about any objections: i.e. overflow parking. No street parking per Village Code.

Michelle Bear 4920 W Wonder Lake Rd. spoke against the conditional use permit.
Art Stoike 4912 W Wonder Lake Rd. spoke in favor of the conditional use permit.

Commissioner Gerhardt spoke of a property she owns that has been rented over the past several years. Currently her daughter and son in law are renting the property. Commissioner Arnos made a motion seconded by Commissioner Naatz to close the public hearing. The motion carries on a roll call vote. Chairman Cavanaugh mentioned the licensing for vacation rental. Commissioner Arnos made a motion seconded by Commissioner Gerhardt to make a recommendation to the village board to approve the conditional use permit subject to approval of the appropriate licensing. The motion carries on a roll call vote. Bob Ahlberg will draft a proposal for the village board.

A public hearing for Karen Lavin & Wayne Heinmiller variance request is scheduled for September 24, 2019.

Old/New Business

Solar energy: an ordinance was passed out that was drafted by the village attorney. It appears that an alternate ordinance is being written. Bob Ahlberg will forward an updated version. Solar energy discussion tabled to the next meeting on September 24, 2019.

Lawn Maintenance on Public and Private Property: The VWL would have an exemption from the ordinance.

Parking/Classic & Commercial vehicles: Bob Ahlberg still needs to meet with attorney Rich Curran and VWL President Tony Topf.

Commissioner Bark made a motion seconded by Commissioner Gerhardt to hold a public hearing on October 8, 2019 for zoning variance of annexed property. Preliminary meetings are not always necessary for a public hearing. The motion passed on a unanimous vote.

Commissioner Naatz made a motion seconded by Commissioner Arnos to adjourn at 8:01 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 _____
Draft 9/22/2019