

APPROVED  
4-9-19

**Village of Wonder Lake  
Planning & Zoning Commission Meeting Minutes  
March 26, 2019**

**Members present:** Diana Bark, Betty Naatz, Rayne Gerhardt and Chairman Jim Cavanaugh  
**Members absent:** Bill Arnos, Anthony Belcore and Kurt Schweizer  
**Also present:** Village planner Bob Ahlberg, and two residents.

Call to Order – Pledge of Allegiance

Chairperson Cavanaugh called the meeting to order at 7:05 pm and asked all to participate in the Pledge of Allegiance.

Establishment of a Quorum

Mr. Ahlberg called the roll and the results of such roll call are reflected above.

Review and approval of previous meeting minutes

Commissioner Gerhardt made a motion seconded by Commissioner Bark to accept the minutes from March 12, 2019. The motion carried on a unanimous vote.

Continued discussion on Meadow of West Bay: D R Horton/developer

Chairman Cavanaugh announced that discussion on the D R Horton amendments would continue despite the fact that the developer would not be present. He referred to a list of issues that had arisen at the previous March 12, 2019 that would be discussed at a scheduled meeting with the developer on March 27, 2019. President Topf, Chairman Cavanaugh and Mr. Ahlberg would attend. Commissioners were asked to review and contribute any additional issues to an ongoing list of issues prepared by Mr. Ahlberg.

Discussion ensued on the following:

1. Location of detention.
2. Proposed increased density (19 du in Phase 1 and 40 du in Phase 2).
3. The need for a buffer from the White Oaks Bay Development to the East.
4. The proposed design of the row homes, their suitability for seniors and the design of elevations presented to those on adjacent public streets.
5. Clarification of what improvements were planned for those areas designated as parks.

Additional issues suggested included:

1. The need to separate approval for amendments to Phase 1 from those of Phase 2.
2. The need for the developer to submit elevations, floor areas and floor plans for the products proposed in Phase 1 and Phase 2.
3. Confirmation of what boat launch and beach improvements will be undertaken by the developer and MPOA.

Additional comments were provided on the following:

1. The role of the builder vs. the developer.
2. Whether any limits exist on MPOA's ability to undertake construction at the boat launch area.
3. Where spray irrigation fields were constructed in the development.
4. Where association dues that have been collected now reside.
5. Where potential buyers/demand in the development now resides.
6. Few Wonder Lake residents now obtain boat permits (11%).
7. The fact that Wonder Lake used to be a vacation home community and now is more of a residential community.
8. The fact that MOWB was approved as the first development in Wonder Lake that had multi-

family housing. It was very controversial when it was originally approved and revisiting that issue is not desired.

9. The Village's desire to approve quality developments vs. the need to see the development completed.

Discussion ended with the announcement that PZC would continue discussion with the developer once a response from the developer was received.

#### Vacation Rentals and process for approval

Chairman Cavanaugh indicated that the Village Treasurer/Administrator was in the process of notifying all present (illegal) vacation rental uses in the village of the need for approval in a timely manner. The need for conditional use approval and licensing are required for all such uses in the village. The Chair suggested that each such approval be considered separately so that conditions specific to that use may be investigated in detail.

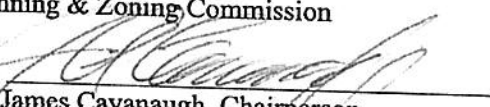
#### Old/New Business

A public hearing to consider potential amendments to authorize solid fences is scheduled for the next meeting (April 9, 2019). Concern was expressed how such regulations would apply to those residents that do not obtain permits prior to building such fences and why PZC takes the time to develop regulations that are ignored by residents. Mr. Ahlberg suggested that Zoning enforcement is often based on citizen complaints, particularly in smaller municipalities.

#### Adjourn

Upon a motion from Commissioner Naatz and seconded by Commissioner Gerhardt, the meeting was adjourned at 8:05 pm.

Respectfully submitted,  
Bob Ahlberg, Consulting Planner  
Village of Wonder Lake  
Planning & Zoning Commission

By:   
James Cavanaugh, Chairperson

Draft 4/7/2019