

**CITY OF LAKE GENEVA
PLAN COMMISSION MEETING**

MONDAY, SEPTEMBER 15, 2014 - 6:30 PM
COUNCIL CHAMBERS, CITY HALL

Minutes

1. Meeting called to order by Mayor Connors at 6:30 PM.

2. Roll Call

Present Kupsik, Flower, Robers, Connors, Draper, Gibbs
Not Present Skates, Adams
Also Present Planner Slavney, Gregoles

3. Approve Minutes of August 18, 2014 Plan Commission meeting as distributed.

MOTION #1

Kupsik/Flower motion to approve the Minutes of 8/18/14 Plan Commission meeting as distributed.
The motion carried unanimously.

4. Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to five (5) minutes.

PUBLIC SPEAKER #1 Andrew Fritz, 327 Wrigley Drive, Lake Geneva
Mr. Fritz spoke on behalf of the BID (Business Improvement District).
He stated that they are in support of item # 8.

PUBLIC SPEAKER #2 Peter Jergens, 133 Darwin, Lake Geneva
Mr. Jergens stated his support of item #8 as a citizen, a builder and the contractor/agent for Brick & Mortar.
He also stated some specific desires in regards to what the revisions of the ordinance will include.

PUBLIC SPEAKER #3 Sarah Hill, 1024 George Street, Lake Geneva
Ms. Hill stated her support of Item #8, of revising the ordinance and encouraged the revision of the ordinance to allow for accent colors. She would also like to see some discretion be allowed for beautiful projects in Lake Geneva.

PUBLIC SPEAKER #4 Darren Schaffer, 201 Wrigley Drive, Lake Geneva
Mr. Schaffer spoke on behalf of the City of Lake Geneva Chamber of Commerce and Convention and Visitors Bureau.
They are in support of item #8 ordinance revisions and would like to see more leeway given to the Plan Commission in terms of interpretation.

5. Acknowledgment of Correspondence. – Included in the packet is a letter from 6 of our residents in support of the Brick and Mortar building and the colors that they chose and revisions to the ordinance.

6. Downtown Design Review.

A. Application by Kathy J Simes for two signs at Chatty Kathy’s located at 510 Broad Street, Tax Key No. ZGD 00005.

DISCUSSION

Kathy Simes, W5005 Paddock Drive, Elkhorn
Inspector Robers gave a brief overview and clarification of the application. Two color selections provided by Ms. Simes and she mentioned her preference is the inside color. Ms. Simes also stated she will not have the ‘red’ sign for at least a year.
Mr. Slavney commented that the ‘outside’ color choice would meet current City color requirements and what is proposed on revision.

MOTION # 2

Kupsik/Flower moved to approve the application by Kathy J Simes for two signs at Chatty Kathy's located at 510 Broad Street, Tax Key No. ZGD 00005 – including the color identified as burgundy. The motion carried unanimously.

7. Review and Recommendation on an Application for Land Division Review for a Certified Survey Map submitted by David and Julie Merhar, 129 Thatcher Ave, River Forest, IL 60305 for James and Kathleen Springer, 1591 Orchard Lane, Lake Geneva, WI 53147 to combine two parcels into one. Current Tax Key Nos. ZLM 00077 & ZLM 00079.

DISCUSSION

Scott Christian, Attorney (Thorpe & Christian), Agent for contract purchasers – David and Julie Merhar Atty. Christian gave a brief overview of the application.
Inspector Robers gave some clarification regarding lot line.

MOTION # 3

Kupsik/Mayor Connors moved to approve the recommendation on the application for Land Division Review for a Certified Survey Map submitted by David and Julie Merhar, 129 Thatcher Ave, River Forest, IL 60305 for James and Kathleen Springer, 1591 Orchard Lane, Lake Geneva, WI 53147 to combine two parcels into one, including staff and engineer's recommendations. Current Tax Key Nos. ZLM 00077 & ZLM 00079.
The motion carried unanimously.

8. Discussion and recommendation to modifying Section 98-913, Exterior Colors within the Downtown Design Overlay Zoning District and setting a public hearing.

DISCUSSION

The Commission and Planner Slavney discussed in detail the proposed revisions to the ordinance.
Planner Slavney and Attorney Draper added some clarification to details of the revision and the discretion allowed to the Plan Commission. Staff agreed to go back and draft new revisions for future review at the October meeting.

MOTION # 4

Mayor Connors/ Kupsik moved to approve the recommendation to modify Section 98-913, Exterior Colors within the Downtown Design Overlay Zoning District and set a public hearing. Staff is to make the changes to the draft ordinance, to include the bold and bright color definition, to include bold colors in the 10C section and limiting the 5% of an individual façade, including awnings and doors in that % as well. Including staff recommendations and to bring it back to the October Plan Commission meeting for Public Hearing. The motion carried unanimously.

9. Continued Review of Amendment Requests for the Lake Geneva Comprehensive Plan. Joint Public Hearing with City Council set for October 20, 2014 at 5:30PM.

DISCUSSION

A brief discussion was had regarding the purpose for the joint Public Hearing meeting.

MOTION # 5

Mayor Connors/Gibbs moved to approve the Continued Review of Amendment Requests for the Lake Geneva Comprehensive Plan. Joint Public Hearing with City Council set for October 20, 2014 at 5:30PM.
The motion carried unanimously.

10. Adjournment

MOTION #6

Kupsik/Gibbs moved to adjourn the meeting at 7:37 pm. Motion carried unanimously.

QUORUM OF CITY COUNCIL MEMBERS MAY BE PRESENT