

City of Genoa
Plan Commission Minutes
October 12; 7:00 P.M.
Genoa City Hall Council Chambers

Draft 10/17/06

Present:	<u>Members</u>	<u>Guests</u>
	Chairman Gordon Jones	Joe Misurelli, Dir. Comm. Development
	Dana Mammoser	Kelly Cahill, Zukowski, Rogers, Flood & McArdle
	Bob Moore	Mr. & Mrs. Len Reynolds, Petitioners
Absent	Paul Perry	
	Rob Strauch	
	René VanDerHeyden	
Absent	Brian Wallace	

- I. Gordon Jones called the meeting to order at 7:05 P.M., and roll call was taken.
- II. There were no amendments to the agenda.
- III. René VanDerHeyden made the motion to approve the minutes of the meeting of September 14, 2006. Bob Moore seconded the motion.

Roll call vote.

Rene' VanDerHeyden	Yes
Dana Mammoser	Yes
Gordon Jones	Yes
Paul Perry	Absent
Rob Strauch	Abstain
Brian Wallace	Absent
Bob Moore	Yes

Motion passed.

- IV. There were no items from individuals in attendance.
- V. New Business

A. A **Public Hearing** to consider a request for a Text Amendment to the Unified Development Ordinance to permit Tombstone and Monument Sales (without outside display or storage and without stone-working) in the CBC Zoning District for Image Monuments, for the property located at 121 West Main Street.

- 1. **The Public Hearing** was opened and roll call taken to establish a quorum.

Bob Moore	Present
Rene' VanDerHeyden	Present
Dana Mammoser	Present
Gordon Jones	Present
Rob Strauch	Present

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Roll call vote.

Dana Mammoser	Yes
Gordon Jones	Yes
Paul Perry	Absent
Rob Strauch	Yes
Bob Moore	Yes
Rene' VanDerHeyden	Yes
Brian Wallace	Absent

Motion for recommendation passed.

7. **Public Hearing Closed.**

B. **Public Hearing** to consider amendments to the text of the Unified Development Ordinance to add a “Grain conversion and Vegetable Oil conversion and reclamation use” to the “SI” Suburban Industrial, “CI” City Industrial, and “HI” Hamlet Industrial Districts. In order to recommend text amendments for adoption by the City Council, a Public Hearing is necessary prior to forwarding a recommendation to the Council by the Commission.

1. **The Public Hearing** was opened and roll call taken to establish a quorum.

Bob Moore	Present
Rene' VanDerHeyden	Present
Dana Mammoser	Present
Gordon Jones	Present
Rob Strauch	Present
Paul Perry	Absent
Brian Wallace	Absent

Quorum established.

2. **Staff and Plan Commission Questions/Comments**

Joe Misurelli explained to Commission members that the request before the Commission is the establishment of a new use category in the Industrial Districts by amending the UDO, and that staff recommends a separate Use category for this use to distinguish it from petroleum uses, since there would be many aspects less intense than petroleum related uses. It would be beneficial to distinguish this use as a separate listing since it has much less intensity compared to recycling or petroleum related uses currently contained in the UDO. Also with a definition that focuses only on vegetable or grain products, blending of these products into petroleum based diesel fuels would remain a use subject to the requirement for a Special Use as a petroleum use.

Even as a permitted use, this use would still be required to comply with the City’s non-residential performance standards that regulate Hazardous Substances, Smoke and

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Particulate Matter, Fire and Explosion Hazards, Odors, Radiation Hazards, Vibration, Glare and Heat, Electromagnetic Interference, Storm Water Disposal Noise and Industrial Wastewater Disposal. These are designed to establish regulations and standards for the installation and operation of non-residential uses based upon potentially objectionable characteristics of such uses. This section also prescribes the procedures and methods of measurement of the operational characteristics of non-residential uses subject to these standards.

Dana Mammoser expressed strong concern about the process of “Grain conversion and Vegetable oil conversion and reclamation use” stating that odor was a great concern and potential problem. Ms. Mammoser distributed information for the Plan Commission and gave several examples from cities which currently have this type of process. 2 Commission members concurred that the classification be shown as an “S” to ensure that there is some control over the use of restaurant oil and the ability to keep the size of the operation compatible with the surrounding properties. Overall, members agreed that a Special Use Permit should be required.

Kelly Cahill, Zoning Attorney, told Commission members that any number of requirements and/or conditions could be attached to the Special Use Permit.

4. **Public Comment**

There was no Public Comment

5. **Public Comment Closed**

6. **Plan Commission Motion on Petition with Findings of Fact**

Rene’ VanDerHeyden made the motion, seconded by Rob Strauch to recommend to the City Council adoption of the definition be added to the UDO definitions section *‘Grain and Vegetable Oil conversion or reclamation to Fuel - A use in which new or used vegetable oil, or vegetables or grains such as soybeans, canola, or corn, are pressed to produce oil, which oil is then treated to create a product that may be used as a diesel engine fuel, but specifically excluding any production or distilling of product into alcohol or gasohol types of fuels, and further excluding any petroleum products or any blending of petroleum based products with the grain or vegetable oils and further excluding any animal fat or oil’*, and recommend approval of the proposed text amendments to the Unified Development Ordinance use tables and definitions to add a separate use for grain and vegetable oil conversion and reclamation to fuel as a Special Use in the CI, SI, and HI Districts.

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Roll call vote.

Rene' VanDerHeyden	Yes
Bob Moore	Yes
Dana Mammoser	Yes
Gordon Jones	Yes
Paul Perry	Absent
Rob Strauch	Yes
Brian Wallace	Absent

Motion passed.

VI. There was no Old Business.

VII. In the Department report, Joe Misurelli informed the Plan Commission that Mr. Eaton, Don's Bio-Diesel, has withdrawn his request for a Special Use Permit to operate a vegetable oil reclamation process in Genoa.

A boundary agreement has been reached with the Village of Hampshire, which basically follows the School District/County line boundaries. In response to a question from Rene' VanDerHeyden, Joe Misurelli stated that both Hampshire and Genoa had approved the agreement without a provision requiring planning agricultural uses for 2000 feet on either side of the line.

VIII. There were no announcements.

IX. Rene' VanDerHeyden made the motion, seconded by Rob Strauch for adjournment.

Roll call vote.

Rene' VanDerHeyden	Yes
Bob Moore	Yes
Dana Mammoser	Yes
Gordon Jones	Yes
Paul Perry	Absent
Rob Strauch	Yes
Brian Wallace	Absent

Motion passed.

Meeting adjourned.