

City of Genoa  
Plan Commission Minutes  
April 8, 2021 7:00 P.M  
Genoa City Hall Council Chambers

DRAFT 4/9/2021

Members Present:

Michael Cirone  
Jennifer Barton  
Robert Moore  
Ron Sheahan  
Brian Wallace

Members Absent:

Jennifer Creadon  
Mike Walsh

Petitioners

Staff:

Alyssa Seguss  
Cori Ritchie

I. Robert Moore called the meeting to order at 7:02 PM and roll call was taken.

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Quorum Present

II. No Amendments to the Agenda.

III. Jennifer Barton made the motion to approve the minutes of the December 10, 2020 meeting, Robert Moore seconded.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Robert Moore	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

IV. New Business

None

A. **Public Hearing** to consider a request for an Approval of a Preliminary and Final Plat of Resubdivision of the Poegel Subdivision for two properties, Lots 33 and 34 of the Derby Estates Subdivision, commonly known as 1405 and 1407 Sir Barton Drive. The properties are located west of Sir Barton Drive in the Derby Estates Subdivision.

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

Roll Call

Jennifer Barton	Present
Jennifer Creadon	Absent
Michael Cirone	Present
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Present
Mike Walsh	Absent

Quorum Established

2. Staff Comments

Alyssa Seguss informed the commission of the request of Mr. Chad and Mrs. Cynthia Poegel, as both the property owners and petitioners, have requested Approval of a Preliminary and Final Plat of Resubdivision for Lot 33 and Lot 34 of the Derby Estates Subdivision. The lots are zones Suburban Residential and conform with the standards of the Unified Development Ordinance, as will the single lot they will create.

The Poegels wish to create one single large lot essentially eliminating the property line between the two lots so that the house can be built over the currently existing north/south property line between the two lots. The Unified Development Ordinance requires City approval of all subdivisions of property, however, a Public Hearing is not required.

Public Works noted that the utility easement between the two lots can be Vacated (with the arrival of a separate Plat of Vacation). There are not any Stormwater or City Utilities within the easement. Public Works also requested JULIE locate and no other utilities were marked.

3. Petitioner Comments

None

4. Staff and Plan Commission Questions / Comments

Commissioner, Brian Wallace, requested again that Plats of Resubdivision in the future not require Plan Commission approval. Administrative Director Seguss said that she will ask the City Attorney.

5. Public Comments

None

6. Plan Commission Motion on Petition

Brian Wallace made the motion, seconded by Ron Sheehan, to recommend approval of a Preliminary and Final Plat of Resubdivision of Lots 33 & 34 in the Derby Estates Subdivision.

**PLAN COMMISSION RECOMMENDATION AND CONDITIONS:**

We would recommend that the Plan Commission adopt the motion including the following conditions recommending to the City Council approval of the proposed Poegel Resubdivision of Lots 33 & 34 of Unit 2 of the Derby Estates subdivision, commonly known as 1405 Sir Barton Drive.

1. Documents submitted for the April 8<sup>th</sup> Plan Commission meeting for the consideration and approval and as modified by the conditions herein by the City of Genoa include:
  - Poegel Resubdivision dated February 17, 2021
2. The petitioners will be responsible for complying with all standards within the Unified Development Ordinance.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Recommendation Approved

VII. Old Business – None

VIII. Department Reports

A Plan Commission meeting will be expected for May for the development of an additional 120 homes in the Oak Creek subdivision as well as an amendment to the Unified Development Ordinance to allow barns as a Special Use in the Suburban Residential zoning district.

IX. Announcements

X. Adjournment

Jennifer Barton made the motion to adjourn the meeting, seconded by Michael Cirone.

Roll Call Vote:

Jennifer Barton	Yes
Jennifer Creadon	Absent
Michael Cirone	Yes
Ron Sheahan	Yes
Robert Moore	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Motion Passed

The meeting was adjourned at 7:15.