

City of Genoa  
Plan Commission Minutes  
May 13, 2021 7:00 P.M  
Genoa City Hall Council Chambers

DRAFT 7/2/2021

Members Present:

Jennifer Barton  
Robert Moore  
Ron Sheehan  
Mike Walsh

Members Absent:

Michael Cirone  
Jennifer Creadon  
Brian Wallace

Petitioners

Frank Cuda

Staff:

Alyssa Seguss  
Cori Ritchie

I. Robert Moore called the meeting to order at 7:00 PM and roll call was taken.

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

Quorum Present

II. Jennifer Barton made the motion to approve the minutes of the April 8, 2021 meeting, Robert Moore seconded.

Roll Call Vote:

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

Motion Passed

III. No public comment for items not listed on the agenda.

IV. New Business

**A. Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3:**

Consider a request for an Approval of a Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3. The property is located South of Walnut Street and West and South of Unit 4 Phase 1 of Oak Creek Estates.

## 2. Staff Comments

Alyssa Seguss informed the commission of the request of a Preliminary Plat of Subdivision, located South of Riverbend and the Kishwaukee River and South of and West of Oak Creek Estates Unit 4 Phase 1. This property is currently zoned SR, Suburban Residential. The petitioner is requesting approval of a Preliminary Plat of Subdivision to allow for a residential subdivision for Phases 2 and 3 of Oak Creek Estates Unit 4. This request is to allow the developer to propose a preliminary plan showing a preliminary plat with location of roads, properties to be created, detention, and open space. This plan was discussed in early 2000's but was never platted. The property owners would like to formalize these plans to be able to eventually market the property for future development.

## 3. Petitioner Comments

Frank Cuda, engineer for the Oak Creek Unit 4 Phase 2 and 3 and representative of the Petitioner, gave a brief overview of the project and thanked the Plan Commission for their time.

## 4. Staff and Plan Commission Questions / Comments

Plan Commission members had concerns regarding the elevation of the proposed plan, as well as drainage issues. There were also concerns about the Mighty Cogs practice field and parking, as well as the bridge between the Oak Creek and Riverbend Subdivision.

There was not a public hearing for the Preliminary Plat of Subdivision, however, there were audience members who had concerns regarding Phase 2 and 3 of Unit 4 of Oak Creek. The Plan Commission allowed these members to address the petitioner and Plan Commission with their questions.

David & Brenda Kirkby, 30965 Oak Street, had serious concerns about the drainage issues with a new subdivision potentially causing additional flooding concerns. The Kirkby's suggested a drainage ditch diversion as a possible solution.

Mary Lynn Walters, 30950 Oak Street, asked about the Core of Engineers coming out to survey the area, as well as drainage issues due to the new subdivision.

## 5. Plan Commission Motion on Petition

Brian Wallace made the motion, seconded by Ron Sheehan, to recommend approval of a Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3.

**PLAN COMMISSION RECOMMENDATION AND CONDITIONS:**

Staff would recommend that the Plan Commission adopt a motion including the following conditions recommending to the City Council approval of the proposed Preliminary Plat of Subdivision for Oak Creek Estates Unit 4 Phase 2 and 3:

1. Documents submitted for the May 13<sup>th</sup> Plan Commission meeting for consideration and approval by the City of Genoa include:
  - Oak Creek Estates Phase 2 and 3 Preliminary Plat dated 4/8/2021
2. A Final Plat of Subdivision, Final Planned Unit Development (including final engineering), and Development Agreement will be required to be approved by the City of Genoa at a later date.

Roll Call Vote:

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

Recommendation Approved

**B. Public Hearing** to consider Text Amendments to the Unified Development Ordinance. The potential amendments would amend the Unified Development Ordinance Relating to definitions, Special Use Criteria, and the Table of Permitted Uses to allow Craft & Storage Barns in the Suburban Residential (SR) District.

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	Absent
Ron Sheahan	Present
Robert Moore	Present
Brian Wallace	Absent
Mike Walsh	Present

Quorum Established

2. Staff Comments

Alyssa Seguss informed the commission of the request of an Amendment to the Unified Development Ordinance to allow Craft and Storage Barns as a Special Use in the Suburban Residential District. A recommendation of Special Use criteria was outlined in the Plan Commission packet.

3. Petitioner Comments

None

4. Staff and Plan Commission Questions / Comments

Plan Commission members had concerns about the number of potential Craft and Storage barns that would be allowed within city limits as well as the size of barn, the aesthetics of such a building in a residential area and how the use of the barn would be regulated.

5. Public Comments

None

6. Plan Commission Motion on Petition

Ron Sheehan made the motion, seconded by Mike Walsh, to recommend approval of an Amendment to the Unified Development Ordinance to allow Craft and Storage Barns as a Special Use in the Suburban Residential District.

Roll Call Vote:

Jennifer Barton	No
Jennifer Creadon	Absent
Michael Cirone	Absent
Ron Sheahan	No
Robert Moore	No
Brian Wallace	Absent
Mike Walsh	No

Recommendation Denied

V. Old Business- None

VII. Announcements-

A Plan Commission meeting is not expected in June. A July Plan Commission is expected for a potential mixed-use Planned Unit Development as well as a “cleanup” for an illegal nonconforming apartment complex.

VIII. Adjournment

Jennifer Barton made the motion to adjourn the meeting, seconded by Mike Walsh.

Roll Call Vote:

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

This meeting was adjourned at 8:42.