

City of Genoa
Plan Commission Minutes
April 13, 2023 7:00 P.M
Genoa City Hall Council Chambers

DRAFT

Members Present:

Jennifer Barton
Michael Cirone
Robert Moore
Ron Sheehan
Brian Wallace

Members Absent:

Jennifer Creadon
Mike Walsh

Petitioners

Jason Blumenfeld
Alfred Teleron

Staff:

Cori Ritchie
Alyssa Seguss

I. Ron Sheehan 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 Sheehan	Yes
Brian Wallace	Yes
Mike Walsh	Absent

Quorum Present

II. No Public Comment for items not listed on the agenda.

III. Michael Cirone made the motion to approve the minutes of the March 9th, 2023 meeting, Robert Moore seconded.

Roll Call Vote:

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

Motion Passed

IV. New Business

- A. Consider a request by Ampler Development, LLC, as petitioner, and Richard J. Kearney and the Genoa Masonic Temple Association, as property owners, for approval of a Preliminary and Final Planned Unit Development and approval of a Preliminary and Final Plat of Subdivision to allow for a commercial building with a drive-thru at 720 East Main Street and a portion of 130 State Route 23. The recommendation for the Preliminary and

Final P.U.D. and the Preliminary and Final Plat of Subdivision, as requested by the petitioner.

1. Open Public Hearing and Establish Quorum:

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. Petitioner Comments

Mr. Teleron & Mr. Blumenfeld, petitioners, stated this project is very typical of a Taco Bell you'd see anywhere. Site plan, architectural, façade, parking, landscaping, lighting, Drive-Thru and signage were all discussed at length.

3. Staff Comments

The Plan Commission discussed the property and determined it would be appropriate at that location assuming the Proposed Finding of Facts were satisfied. (Listed in the Development Review Report).

Staff questions included traffic control and concerns with the notification process. Seguss and the petitioners stated that those concerns would be addressed.

4. Plan Commission Questions/Comments: None.

5. Open the hearing for Public Comment

6. Public Comments

Resident, Gordon Jones, had concerns in regard to the process of tearing down the existing home on the property, ample handicapped parking and seating, number of potential job opportunities, soil contamination, line of sight concerns and whether or not all the residents in the adjoining apartment complex were individually notified. Petitioners said the demolition of the existing home and soil testing would take place following all regulations set forth by the State.

Resident, Dick Kearney, mentioned the importance of the increased tax base and complimented the Masonic Temple.

Resident, Jonathon Brust, asked about employment numbers and the investment cost that is being put into the City of Genoa. The petitioners stated approximately 40 part/full time positions are expected. An estimated investment was noted at two million dollars.

Resident, Richard Guptail, had concerns about who they would be contracting, and if they would be local. Petitioners noted that they have not made that decision yet, but anticipate they would reach out to local contractors.

7. Close Public Comment

8. Plan Commission Deliberation and Motion on Petition

Michael Cirone made the motion to approve the Preliminary and Final Planned Unit Development and approval of a Preliminary and Final Plat of Subdivision to allow for a commercial building with a drive-thru at 720 East Main Street and a portion of 130 State Route 23, seconded by Jennifer Barton.

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

9. Close the Public Hearing

- B. Consider Text Amendments to the 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 Commercial Storage of Recreational Vehicles as a Special Use in the City Industrial (CI) District and Tobacco Stores and Vape Shops as a Permitted Use in the City Industrial (CI) District.

1. Open Public Hearing and Establish Quorum:

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. Petitioner Comments: None

3. Staff Comments

City Administrator Seguss stated that there has been a request to allow Commercial Storage of Recreational Vehicles and the Plan Commission had previously recommended this use require a Special Use Permit and only be allowed in the City Industrial Zoning District. Seguss reviewed the Special Use requirements for the Commercial Storage of Recreational Vehicles. A second amendment to limit Tobacco Stores and Vape Shops to the Suburban Industrial Districts was also reviewed.

4. Plan Commission Questions/Comments: None.

5. Open the hearing for Public Comment

6. Public Comments

Resident, Gordan Jones, asked if the Special Use would follow the property. Seguss mentioned the current Tobacco and Vape Shops do not have a Special Use.

7. Close Public Comment

8. Plan Commission Deliberation and Motion on Petition

Michael Cirone made the motion to approve the Text Amendments to the Unified Development Ordinance in relation to the Special Use Criteria, and the Table of Permitted Uses to Allow Commercial Storage of Recreational Vehicles as a Special Use in the Suburban Industrial (SI) and Tobacco Stores and Vape Shops as a Permitted Use in the Suburban Industrial (SI) District, seconded by Jennifer Barton.

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

9. Close the Public Hearing

VII. Old Business – None

VIII. Announcements- City Administrator Seguss reported that there will be an upcoming Plan Commission Meeting to discuss issues with Special Use and Commercial Storage of recreational vehicles. Seguss also passed out a letter from resident, Morgan Greenwell, who is requesting a hardship in regard to a 6 foot fence on a corner side yard at 301 N Sycamore Street. Seguss will be contacting the City Attorney for clarification of a hardship. Robert Moore officially retired from the Plan Commission. Staff and the Commission thanked Robert for his over 20 years of service to the Plan Commission. Jennifer Creadon also has decided to retire from the Plan Commission after 16 years of service as well. Staff and the Commission thanked Jennifer as well for her service to the City of Genoa.

IX. Adjournment

Jennifer Barton made the motion to adjourn the meeting, seconded by Robert Moore.

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 8:30.