

City of Genoa  
Plan Commission  
Meeting Minutes  
April 11, 2024 ~ 7:00 P.M  
Genoa City Hall Council Chambers

DRAFT

Members Present

Michael Cirone  
John Patela  
Chris Riggs  
Ron Sheahan  
Brian Wallace

Members Absent

Jennifer Barton

Petitioners

Staff

Kelly Cahill  
Leslie Sanderson

Guests

Richard Kearney  
Kelly Badenoch  
Gordon Jones

- I. Ron Sheahan called the meeting to order at 7:00 PM and roll call was taken.

Jennifer Barton	Absent
Michael Cirone	Yes
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes

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 14, 2024 meeting, John Patela seconded.

Roll Call Vote:

Jennifer Barton	Absent
Michael Cirone	Yes
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes

Motion Passed

- IV. New Business

A. **Preliminary and Final Plat of Subdivision** to consider a request for an approval of a Preliminary and Final Plat of Salinas Subdivision for Lots 41, 42, and 43 of the Derby Estates Subdivision, commonly known as 1400, 1402, and 1404 Sir Barton Drive. The properties are located east of Sir Barton Drive and South of Secretariat Drive and Galant Fox Drive in the Derby Estates Subdivision. The approval of the Final Plat, as requested by the applicants, is further outlined in the project review report.

1. Staff Comments: None
2. Petitioner Comments: No petitioner present
3. Staff & Plan Commission Questions/Comments: None
4. Plan Commission Deliberation and Motion on Petition: No deliberation, motion to approve made by Brian Wallace, seconded by Chris Riggs.

Roll Call

Jennifer Barton	Absent
Michael Cirone	Present
John Patela	Present
Chris Riggs	Present
Ron Sheahan	Present
Brian Wallace	Present

Motion Passed

B. **Public Hearing** to consider a request by Christina and Jeffrey Krueger, as petitioners and property owners, for rezoning PIN 03-19-452-009 from City Industrial to Central Business and Civic District and consideration of a Preliminary and Final Plat of Subdivision, for property commonly known as 120 Monroe Street, pursuant to the Unified Development Ordinance of the City of Genoa. The recommendations for these requests of the petitioner are outlined further in the attached Project Review Report.

1. Petitioner Comments: No petitioner present
2. Staff Comments: None
3. Plan Commission Questions/Comments: Ron Sheahan reminded that this was only regarding combining 2 different lots to 1 and rezoning
4. Open the hearing for Public Comment

Open Public Hearing and Establish Quorum:

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

Roll Call

Jennifer Barton	Absent
Michael Cirone	Present
John Patela	Present
Chris Riggs	Present
Ron Sheahan	Present
Brian Wallace	Present

Quorum Established

Public Comment:

Guest Gordon Jones inquired about any restrictions on any future improvements. Kelly Cahill reaffirmed that this matter is only regarding rezoning, no need to set restrictions. Guest Richard Kearney inquired about the intent of the property being rezoned to all commercial, that the usage should be different than a bar, restaurant, or gambling purposes, as a property owner himself, he is unable to obtain any renters for the properties he owns off of the Main Street as it is. Ron Sheahan reminded that due to the economic times, zoning as all industrial would be more difficult to draw usage than commercial, restating that this is just combining to 1 lot. Richard Kearney inquired about the City's plan going forward. Ron Sheahan stated that the City does not own this location. Richard Kearney, mistaken about which properties were in question, then was shown on the zoning map the location of the correct 2 properties for rezoning, then Richard suggested it be left alone & don't change anything. Ron Sheahan responded that this will be voted on next week at the City Council meeting if he wanted to attend.

Close Public Comment

Plan Commission Deliberation, Motion on Petition and close Public Hearing: Mike Cirone moved to approve the rezoning, seconded by John Patela.

Roll Call Vote:

Jennifer Barton	Absent
Michael Cirone	Yes
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes

Motion Passed, Public Hearing Closed

VII. Old Business - None

VIII. Announcements – Next Thursday, April 18<sup>th</sup> @ 6:00pm, Watershed meeting being held here at City Hall. Also, Statements of Economic Interest are due by May 2<sup>nd</sup>

IX. Adjournment

Brian Wallace made the motion to adjourn the meeting, seconded by Michael Cirone.

Roll Call Vote:

Jennifer Barton	Absent
Michael Cirone	Yes
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes

Motion Passed

The meeting was adjourned at 7:24 PM.