

PLAN COMMISSION MINUTES
City of Geneva
109 James Street - City Council Chambers

May 23, 2019 – Meeting #1210

Chairman Stocking called the meeting of the Geneva Plan Commission to order at 7:00 p.m. Roll call followed:

Present: Chairman Stocking; Commissioners Case, Dziadus, Evans, Kosirog, Leidig (arrives 7:03 p.m.), Mead, Slifka

Absent: Commissioner Stevenson

Staff Present: Community Development Director David DeGroot

Public Present: Patti Lane, 516 Ford Street; John Folkerts, 322 N. Fifth Street; Planet Depos Court Rptr. Joanne Ely; Recording Secretary Celeste Weilandt

Approval of the Agenda

Commissioner Case made a motion to approve the agenda. Second by Commissioner Evans. Motion passed by voice vote of 7-0.

Approval of Minutes of May 9, 2019

Minutes of the May 9, 2019 meeting were approved on motion by Commissioner Case, second by Commissioner Evans. Motion passed by voice vote of 7-0 (Leidig arrives 7:03 p.m.)

Public Hearing (continued from 3/28/2019 and 4/25/2019)

Chairman Stocking read the protocol for the following public hearing and swore in those individuals who would be speaking. Community Development Director DeGroot read into the record the two new items that were added to the contents of the Plan Commission file.

A. Downtown Zoning Update – Review and recommendation of proposed text amendments to Title 11 (Zoning Ordinance) and Title 12 (Subdivisions) of the Geneva City Code and Zoning Map Amendments for the Downtown Area. Director David DeGroot directed commissioners' attention to the overhead depicting a summary of the recommendations made to date, recalling that the recommendation made at the last meeting involved two blocks of properties bounded by Stevens Street on the north, Peyton Street on the south, Fifth Street on the east, and Sixth Street on the west, and would be rezoned to the Downtown Single Family Medium Density Residential District. Tonight's continuation of the public hearing was to allow those property owners affected by the change to present testimony in support or opposition to that recommendation.

Chairman Stocking invited the public to speak.

Mr. John Folkerts, 322 N. Fifth Street, was not in favor of changing the zoning from R6 to SF because his home would lose value. His block would be bordered by Stevens Street on the north, Ford Street on the south, Fifth Street on the east, and Sixth Street on the west and it would not be in the best interest for the block to change the zoning. His home currently was single-family residential but he stated he could increase his home to 3 [units]. He noted some of the other surrounding multi-unit properties located around him.

No other public comment was received.

Director DeGroot offered to answer questions. He referenced his draft motion to assist the commissioners should they move forward but recommended to have one motion summarizing all of the changes.

In response to Mr. John Folkert's comments, Commissioner Evans recalled the commissioners discussed the matter at length and the change was made because commissioners felt this neighborhood had the potential to remain or return to a strong single-family area and to push it in that direction versus the other direction. Also, maintaining the single-family zoning on the north side of downtown was in the best interest of the community. Director DeGroot recalled the area under discussion was initially a larger area than the two blocks. Part of the commissioners' consensus was that the two blocks were more easily grouped together with the single-family homes. The blocks on the south side of Peyton and on the west side of Sixth Street provided a transitional buffer zone into the commercial/industrial areas they abutted. Chairman Stocking recalled the area was the same zoning since 1956. Other commissioners recalled this discussion as well. No further dialog followed.

Motion by Commissioner Evans, second by Commissioner Kosirog, to close the public hearing. Roll call:

Aye: Case, Dziadus, Evans, Kosirog, Leidig, Mead, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 8-0

For the record, Commissioner Mead stated he missed the second public hearing for this agenda item; however, he did thoroughly read the minutes, understood the discussion, and felt comfortable to vote on this item.

Motion by Commissioner Mead, second by Commissioner Leidig to approve the text amendments to Title 11 (Zoning Ordinance) and Title 12 (Subdivisions) of the Geneva City Code and Zoning Map Amendments for the Downtown Area, as presented in the draft documents provided by staff, with the following exceptions:

- 1) Proposed Section 11-4A-4 (Table of Permitted and Special Uses) of the Zoning Ordinance shall be amended to state "land uses which are not contained in the Table of Permitted and Special Uses but are deemed to be substantially similar in nature to the listed or special uses shall be subject to review by the Director of Community Development;
- 2) The maximum building height in the proposed D-MHR Mixed High Density Residential District shall be 35 feet;
- 3) A building containing more than 3 attached single-family dwellings shall require a Special Use in the D-MHR Mixed High Density Residential District;
- 4) The property located at 18 S. 5th Street shall be zoned D-CM Commercial Mixed-Use District;
- 5) The properties along the east side of the 100 block of South Third Street shall be zoned D-CM Commercial Mixed-Use District;
- 6) The property located at 35 N. Bennett Street shall be zoned D-CM Commercial Mixed Use District;
- 7) The properties located at 102, 110 and 114 E. State Street and 5 S. Bennett Street shall be zoned D-CM Commercial Mixed-Use District;
- 8) The properties located at 122 and 130 E. State Street and 22 Crissey Avenue shall be zoned D-MHR Mixed High Density Residential District;
- 9) The property located at 426 River Lane shall be zoned D-MFR Multiple-Family Residential;

- 10) The property located at 417 N. 1st Street shall be zoned D-MHR Mixed High Density Residential;
- 11) The properties located at 17, 21, and 29 Anderson Boulevard shall be zoned D-MHR Mixed High Density Residential District;
- 12) The properties located at 511 and 513 S. Third Street shall be zoned D-CM Commercial Mixed-Use District; and
- 13) The two blocks of properties bounded by Stevens Street on the north, Peyton Street on the south, Fifth Street on the east, and Sixth Street on the west, shall be zoned D-SFMR Single-Family Medium Density Residential, all subject to the findings of fact as presented in the staff report and the materials found on the Development web site.

Roll call:

Aye: Case, Dziadus, Evans, Kosirog, Leidig, Mead, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 8-0

Chairman Stocking extended his appreciation to staff for their hard work on the ordinance. Director DeGroot extended his appreciation to the commissioners for their thoughtfulness in reviewing the materials and putting in long hours on the matter. A review of next steps followed.

Public Comment – None

Other Business

Director DeGroot stated there may be a case ready for the June 13th meeting; however, there would be no second meeting in June due to the Mill Race charette. He shared that a press release for the Mill Race Redevelopment charette had been announced. On the City’s Project Redevelopment web page, more information could be found regarding the project, including a survey, which Director DeGroot encouraged the commissioners and others to take. The Mill Race charette is scheduled for June 24th through June 27th and will be held at Riverside Receptions. A summary followed on the process that would follow after the charette.

Director DeGroot provided a brief update on the Hamilton Place project (former Cetron site).

Adjournment

Meeting was adjourned at 7:26 p.m. on motion by Commissioner Evans, seconded by Commissioner Leidig. Motion carried unanimously by voice vote of 8-0.