



City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

Phone (309) 944-6419

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Date: December 12, 2016 Time: 6:00 pm

Plan Commission

Members:

Ray Wirth
Chris Barnhart
Larry Meyer
Rick McDaniel
Michael A. Smith

Contact Person

Chris Barnhart

Rick Mills
Building Inspector
309-944-6419

Minutes

Call to order /roll call/Quorum check

Meeting called to order by Recording Secretary Loree K Phlypo at 6:00 p.m. Members answering roll call: Meyer, Smith and Wirth. Barnhart was absent. Also in attendance was City Administrator Kotter, City Clerk Phlypo, Building Inspector Mills, Bryce Henderson, Mary Jo and Bob Reade, Doug Lindstrom and Jessica Achenbach.

Pledge of allegiance

Public Comment- *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

None

Consent Agenda

- 1) Approval of agenda
- 2) Approval of Minutes from 12/12/16

Motion by Smith, second by Wirth to approve the consent agenda as written.

All Ayes. 0 Nays. 1 Absent.

Motion Carried.

Motion by Smith, second by Wirth to open the Public Hearing at 6:01pm on the following cases:

Case #16-013 – Conditional use permit request from Jessica Achenbach at 402 East North Street to operate a spray tanning business in her home.

Case #16-014 – City of Geneseo request to change the Zoning at 644 E. Park Street from R-2 to R-3 multifamily.

Case #16-015 – City of Geneseo change the text amendment to chapter 13 which changes the way that the Plan Commission Operates.

All Ayes. 0 Nays. 1 Absent.
Motion Carried.

Case #16-013

Jessica Achenbach at 402 East North Street has requested a Conditional Use Permit to operate a Spray Tanning Business out of her home. Documents stated that she has spaces for 6 cars off street parking and she has enough room in the residence to meet the square footage requirements. She sited that she wouldn't have a huge amount of customers in a day and the entire process takes about 8 minutes per person. There will be no employees and per the zoning code she can have a one (1) square foot sign displayed. There was one correspondence received by the City Clerk from Colleen Jolly. She is against letting a business into a residential area. She too has a business and were told when they moved to this area that they would not be allowed to operate their business out of their garage. They purchased commercial property where they operate their business and pay Commercial taxes on it. She stated that she owns two homes on that street and she is concerned about the traffic and protecting the value of her residential property. Administrator Kotter stated that there are 5 parameters that a home based occupation must be within, they are:

1. Total square footage cannot exceed 25% of the total square footage of the home.
2. It must only use typical household equipment.
3. No alterations to the home
4. Signage no more than 1 square foot in size.
5. Amount of vehicular traffic

If the business meets these parameters then the Plan Commission can render a decision to recommend to Council either for denial or approval. Just because one is approved doesn't mean that all will be approved.

Henry County Health Department currently does not regulate this type of business.

North Street is a busy street and there is no parking on the North side which was expressed as a concern.

Case #16-014

The City of Geneseo is requesting to change the zoning at 644 E. Park Street from R-2 to R-3 multifamily. This is City owned property and the City had the house demolished so that it could be sold and improved. Class R-2 requires 11,000 square feet for construction of a duplex and the lot would not meet this requirement and R-3 requires 8,000 square feet and R-3 also allows for a Condominium to be built and the lot would meet this size requirement.

Case #16-015

The City of Geneseo is requesting a text amendment to Chapter 13 of the Zoning Ordinance which pertains to the procedure in which zoning regulations and procedures in which regulations and administration are changed. These items include items not going to City Council the same week as the Plan Commission, this potentially draws out a project an extra month. Staff reviewed this section and as a whole it needed to be cleaned up, the language still addresses the "Community Development Board", which was changed to Plan Commission and the City Attorney is addressing the strictness of the ordinance language.

Motion by Wirth, second by Smith to close the Public Hearing at 6:21PM.

Voice Vote. All Ayes. 0 Nays. 1 Absent.

Motion Carried.

New Business

Consideration to recommend to City Council Case 16-013 request for a Conditional Use Permit for 402 East North Street to operate a spray tanning business in the home.

Concerns by board member Wirth included traffic volume, parking and he feels that Mrs. Jolly has a legitimate complaint. If this permit is approved it would only apply to this applicant and in the event that she moves it is not transferrable. The home is a rental and the owner signed the application.

Motion by Wirth, second by Smith to carry this item over to the next meeting.

Voice Vote. 3 Ayes. 0 Nays. 1 Absent.

Motion Carried.

Consideration to recommend to City Council Case #16-014 a request from the City to change the zoning class at 644 E. park Street from R-2 to R-3 multifamily.

No Discussion

Motion by Smith, second by Wirth to recommend to City Council approval of the requested zoning class change for 644 E. Park Street from R-2 to R-3.

Voice Vote. 3 Ayes. 0 Nays. 1 Absent.

Motion Carried.

Consideration to recommend to City Council case #16-015 a request from the City to make text amendments to Chapter 13 of the Zoning Code.

No Discussion

Motion by Smith, second by Wirth to recommend to City Council approval of the request from the City to make text amendments to Chapter 13 of the Zoning Ordinance.

Voice Vote. 3 Ayes. 0 Nays. 1 Absent.

Motion Carried.

Old Business

Case #16-011 Request by Louise R. Hutchinson Trust #2 to change the zoning classification from R-2 to B-2 on the lower lot.

Discussion among the board members included consideration that the Comprehensive Plan shows this piece of property being zoned Commercial B-2 which is the same zoning class as the adjacent properties to the South. Concerns were voiced on the flood plain and drainage. Possible purchase of the lot by the owner of the property to the North ended in no discussion as a purchase price could not be agreed upon. Audience members asked if the City could take this property over and it was also asked if the Park District was approached about keeping this property green space. Adjacent property owners are not in favor of this becoming Commercial as they feel that it will de-value their property and change the "quaintness" of State Street. Representatives from the Geneseo Moose Lodge are concerned about a structure being built and effecting the drainage and the flooding problems that already exist in that area. Hutchinson Attorney Lynstrom stated that his client wants to change the Zoning to have varied options for purchasers.

Motion by Smith, second by Wirth to recommend to City Council to not approve this request.

Voice Vote. 3 Ayes. 0 Nays. 1 Absent.

Motion Carried.

This item will come before the City Council on Tuesday, January 10, 2017 for a final decision.

Board Education and Discussion

None

General Comments

None.

Adjournment

Motion by Wirth, second by Smith to adjourn the meeting at 6:54 p.m.

All Ayes. 0 Nays. 1 Absent.

Motion Carried.

Respectfully submitted by
Recording Secretary
Loree K. Phlypo