



CITY of
GENESEO

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Plan Commission

June 4, 2018

Members:

Sue Garlick
Chris Barnhart
Larry Meyer
Keith Kennett
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 Chairman Chris Barnhart at 6:00 p.m. Members answering roll call: Kennett and Garlick and Meyer. Smith was absent. Also, in attendance was Recorder Phlypo, Building Inspector Mills, Dan & Joanne Rocha and Rich and Linda Brown.

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 and minutes from February 26, 2018.

Motion by Kennett, second by Meyer to approve the agenda and minutes from February 26, 2018.

Voice Vote. 4 Ayes. 0 Nays. 1 Absent.

Motion Carried.

Motion by Meyer, second by Kennett to open the Public Hearing at 6:03 PM to discuss the following case:

Case #18-003 a request for a Conditional Use Permit to allow the owner/occupant to convert their single-family dwelling to a duplex dwelling, the plan of the owners is to occupy one of the apartments and rent out the other.

Voice Vote. 4 Ayes 0 Nays. 1 Absent.

Motion Carried.

Owners of the property stated that there would be no expansion on the outside of the dwelling. They will need 4 parking spots and currently only have 3, they will be removing a tree and a shed to create the 4th parking spot needed.

Adjacent property owner Brown feel that part of the shed is on their property. Inspector Mills stated that there are no utility easements in that area. Chairman Barnhart stated that where the property lines are at is not a part of the decision before the Plan Commission at this time. This will have to be resolved between the property owners and a survey. Board Member Meyers stated that your property can be used right up to the property line.

Motion by Kennett, second by Meyer to close the Public Hearing at 6:14 PM.

Voice Vote. 4 Ayes. 0 Nays. 1 Absent.

Motion Carried.

New Business:

1. Case #18-003 Dan & Joanne Rocha requested a conditional use permit to allow them to convert their single-family dwelling to a duplex dwelling with the owner occupying one of the apartments and rent out the other.

Motion by Kennett, second by Garlick to recommend to City Council the approval of Case #18-003 a request for a conditional use permit to allow the owner/occupant to convert their single-family dwelling to a duplex dwelling, owner occupying one of the apartments and rent out the other.

ROLL CALL

Ayes 4 Barnhart, Kennett, Meyer, Garlick

Nays

Absent 1 Smith

Motion Carried.

Consideration to appoint a new Chairman.

Current Chairman Barnhart opened up the opportunity for other board members to be the Chair. All Board Members present agreed to continue at this time with Barnhart as the Chairman.

No Action at this time

Old Business –

Board Member Meyer stated that he had spoken to John Seei about the proposed shed that he would like to construct within 3 feet of the utility easement on his property due to the natural water flow through the back yard. Inspector Mills reported that next month's meeting would include a text amendment to include a process to grant a variance through the Zoning Board of Appeals. Right now, there is no process in place and no provision to approve a variance.

Board Education and Discussion -

None

General Comments -

None

Adjournment

Motion by Kennett, second by Meyer to adjourn the meeting at 6:32 p.m.

4 Ayes. 0 Nays. 1 Absent.

Motion Carried.

Respectfully submitted by

Recording Secretary

Loree K. Phlypo