

**PLAN COMMISSION MEETING
MONDAY, AUGUST 19, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order 6:01 p.m.

Roll Call. Present: Mayor Hartz, John Gibbs, William Catlin, Michael Krajovic. Absent (Excused) Alderman Doug Skates, Ann Esarco, Brett Stanczak. Also Present: City Planner Slavney, City Attorney Draper, Building and Zoning Administrator Walling. Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the July 15th 2019 Plan Commission meeting as distributed.

Gibbs/Krajovic motion to approve. Motion carried unanimously.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.

Speaker #1: Charlene Klein, 817 Wisconsin Street, thanked Thomas & Kathy George for preserving the house at 832 Geneva Street.

Speaker #2: Brian Yunker, 311 Cook Street, in favor of the George's plan at 832 Geneva Street.

Acknowledgement of Correspondence. None.

Downtown Design Review

Application by Dimitrius Anagnos, 148 Cass St. Lake Geneva, for the request to raze and remove a portion of the building to incorporate additional outdoor dining to the exterior of the property, located at 811 Wrigley Dr., in the Central Business (CB) zoning district, Tax Key No. ZA483300003.

Dimitrius Anagnos, 148 Cass Street, presented his request. Zoning Administrator stated the request also includes moving the existing shed away from the alley, closer to the building. Planner Slavney clarified the patio would be stamped. Mayor Hartz asked about handicapped accessibility. Anagnos said the plan has two possibilities for handicapped accessibility.

Krajovic/Gibbs motion to approve the razing and removal of a portion of the building and include all staff recommendations.

Roll Call: Hartz, Gibbs, Catlin, Krajovic "yes." Motion carried unanimously.

Review and a Recommendation of an application submitted by Daniel & Andrea Pether for Extraterritorial Zoning (ETZ) land division creating a new CSM located at N2957 Marshall Ln. Lake Geneva, located in the Town of Geneva, creating a lot line adjustment Tax Key No. JA396100002.

Dan Pether, N2957 Marshall Lane, presented his request for a lot line adjustment and to remove the restriction to enter lot 1 from Marshall Lane. Slavney the proposed land division meets all city requirements.

Gibbs/ Catlin motion to recommend the Extraterritorial Zoning (ETZ) CSM with a lot line adjustment, and allow a driveway access to Lot 1 from Marshall Lane and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Gibbs, Catlin, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Thomas & Kathy George, 3380 S. Lake Shore Dr. Delavan 53115, for the request to allow Outdoor Commercial Entertainment land use located at 832 Geneva St, situated within the Central Business (CB) zoning district, Tax Key No. ZOP00252.

Thomas George, 3380 S Lake Shore Drive, Delavan, presented his request. Walling said this plan is an excellent use of the property and also meets all downtown requirements. Slavney thanked Mr. George for his efforts and asked which materials would be used for the patio. George said they would use pavers and maybe heated tables. Hartz asked about the hours of operation. George stated 7am to mid-afternoon and maybe 5:30-8 pm. Hartz suggested 7am-10pm for the hours. Hartz also asked if there would be outdoor music. George said it isn't in the plan. George thanks everyone.

Speaker #1: Brian Yunker, 311 Cook Street, shared his approval for the request at 832 Geneva Street.

Speaker #2: Ted Herrick, owns building at 821 Geneva Street, shared his support for this proposal and thanks the George's.

Krajovic/Gibbs motion to close the Public Hearing. Motion carried unanimously.

Hartz/Gibbs motion to approve the Conditional Use Permit to allow Outdoor Commercial Entertainment to include all staff recommendations and fact finding in the affirmative and the condition of the hours of operation to be 7am-10pm. Roll Call: Hartz, Gibbs, Catlin, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Jonathan Grosso, 4209 W. Stonefield Rd. Mequon, WI 53902, for the request to allow the new installation of a 95' Pier with 1 boat slip located at 950 Mariane Terrace, situated within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZSY00015.

Larry Quist, W6489 N Walworth Road, Walworth, representing Jonathan Grosso, presented the request. Walling said they meet all the requirements for the riparian rights of 12 ½ foot setbacks, under the maximum allowance of 100 feet and received DNR approval.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Catlin motion to approve the Conditional Use Permit for the new installation of a 95' pier with 1 boat slip and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Gibbs, Catlin, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Robert Nabasny, 311 S. Wells St. on the request to allow for an alteration and addition to the home located at 1544 W. Main St. located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00070.

Robert Nabasny, 311 S Wells Apt 2, presented his request. Walling said it meets all the setbacks for SR-4 zoning. Slavney stated the proposed impervious surface is lower than what is allowed so it meets the landscape surface area requirements.

Speaker #1: David Frost, 1556 Orchard Lane, shared his concerns regarding the proposed house design, storm water drainage and the need for review by Lake Geneva Manor and the city engineer.

Speaker #2: Bob Krause, 311 Fox Lane, Woodstock, IL. Engineer working with the applicant, spoke about the drainage on the property and said they would work with the city engineer to assure there no additional water running off the back of property after construction.

Speaker #3: Jackie Getzen, 15 Lakeview Drive, representing neighbors, shared concerns about the steep grade and hard surfaces in the Manor which result in drainage issues.

Gibbs/Catlin motion to close the Public Hearing. Motion carried unanimously.

Commissioner Gibbs asked for clarification on the CUP process of the projects in the ER-1 zoning district. Slavney explained the process and suggested this project should be reviewed by the city engineer before action is taken.

Hartz/Gibbs motion to continue the public hearing and Conditional Use Permit application until the city engineer can review and approve the storm water drainage plan which may include the possibility of rain gardens in the back yard. Roll Call: Hartz, Gibbs, Catlin, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by CDS Investments LLC, 1840 International Parkway, Woodridge, IL. 60517 on a request to raze and rebuild a new single family home located at 1550 Lake Shore Dr. situated within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZLM00048.

Todd Cauffman, Lowell Custom Homes, representing the applicant, presented the request to raze and rebuild the home previously approved for renovation. Walling said the current structure doesn't allow for modifications which is why the applicant has submitted the proposed plan and application. Walling also said the footprint will stay the same. Slavney understands the dilemma after reviewing the plans.

Speaker #1: Jackie Getzen, 15 Lakeview Drive, supports the proposed plan of this home.

Speaker #2; Jay Kleiman, 1551 Lake Shore Drive, shared his approval of this plan to stay within the original footprint. He did share a concern about the asbestos and paint removal since there are kids in this subdivision as well as the property's proximity to the lake. Walling said they are sending samples to the DNR, watering the house to mitigate the dust, and providing erosion control or a water capturing system to prevent this water from going into the lake. Gibbs asked if the lot was flat and were there any water issues. Cauffman stated the property slopes a bit on the sides but the front and lake side areas are flat and is easy to contain.

Krajovic/Gibbs motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Catlin motion to approve the Conditional Use Permit to raze and rebuild a new home and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Gibbs, Catlin, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Lake Geneva Public Library, 918 W. Main St. the request is to allow the message display reduction to 30 seconds from the current 60 second static text message for Community Information Signs, located within the Estate Residential – 1 (ER-1) zoning district, Tax Key No. ZOP00348.

Hartz/Krajovic motion to continue the public hearing and recommendation of the Conditional Use Permit for a message display reduction.

Roll Call: Hartz, Gibbs, Catlin, Krajovic “yes.” Motion carried unanimously

Comprehensive Plan application review, a single application for the property located at the North West corner of the intersection of Townline Rd and Edwards Blvd., the applicant is 120 Properties LLC, Ron & Robin Bender. Tax Key No. ZYUP00198.

Slavney presented the Comprehensive Plan application request and referenced the neighborhood meeting which provided feedback reflecting a transition of future land use within this property. Slavney stated the Plan Commission will make a recommendation for this request at the September Plan Commission Meeting. Commissioner Krajovic asked for clarification of the future land use, the bike path, and the potential for traffic congestion. Hartz said the road capacity would be addressed when the developer begins to plan for the specific areas within the project.

Public comments:

Speaker #1: Bob Tymcio, 677 Joshua Lane, asked how many units would be planned for the multi-family residential land use. Slavney said the developer stated a year ago they would need 100 units to allow for on-site property management. Tymcio also asked if stoplights are allowed on Townline Road. Hartz said stoplights are allowed as well as stop signs. Tymcio asked if the bike path goes on the west side of property, would it be part of the existing homes on Joshua Lane. Slavney stated the bike path would be part of the Bender property, not on the property of the existing homes.

Speaker #2: John Schnurr, 701 Joshua Lane, attended the neighborhood meeting, shared his concerns about the height of the buildings and the traffic on Townline Road. His new concern is the road connecting the existing subdivision with the new development resulting in more traffic in his subdivision which has at least 30 kids and his lot is located in this area. He is worried about the children's safety.

Speaker #3: David Widzisz, 748 N Andria Drive, shared his concerns of traffic congestion, especially for his sons riding bikes in his subdivision, if the connecting road is approved. He is also concerned about the potential for more cars traveling on Townline Road after this development.

Slavney explained the concept of connected neighborhoods with like land uses and said this concept is not the only option. All concepts including traffic and design are subject to design review by engineers.

Adjournment. Gibbs/Catlin motion to adjourn at 7:42 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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