

**PLAN COMMISSION MEETING MINUTES
MONDAY, JULY 15, 2019 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL**

Mayor Hartz called the meeting to order 6:00 p.m.

Roll Call

Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, Ann Esarco, Michael Krajovic.

Absent (Excused): Ted Horne, City Attorney Draper, and William Catlin

Also Present: City Planner Slavney, Building and Zoning Administrator Walling, City Clerk Kropf

Approve Minutes of the June 17th 2019 Plan Commission meeting as distributed.

Motion by Esarco to approve, second by Gibbs. No discussion. Motion carried 6-0.

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: Terry O'Neill; 954 George St; Spoke in regards to the agenda being incorrect for the item regarding the Conditional Use Permit for 846 Madison St; in that this item was a continuation of a public hearing.

Acknowledgement of Correspondence.

Correspondence was received by Christa & Nate Dame, 445 Connie Circle; Mya Knox; Bob & Nancy Col 1 ins, 6275 Jones Rd., Lyons; Jessica Samantha Kwain; Jeremy Thornton; Dawn Calkins; Heidi Otterness; Jon Moore; & Wendy Harlfinger; Byron Grush; Tom Hove, W1925 Briar Ridge Lane; Elizabeth Klinzing, Vanessa Pragalz, Jessica Clapper, Tiina Czyznik, Christie Huber, and Robert Lambert; all in favor of The Barking Lot located at 846 Madison Street. All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review

Application by Jesse Johnson, 8896 Burr Oak Rd., Rosco, IL. 61073, for a request to place an "on building sign" for the property located at 237 Broad St., in the Business Central (BC) zoning district, Tax Key No. ZA110300002.

Jesse Johnson addressed the Plan Commission regarding a new store that he will be opening and is looking to have his sign approved.

Motion by Esarco to approve the sign and include all staff recommendations, second by Krajovic.

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

Public Hearing and Recommendation on an application for the Conditional Use Permit (CUP) filed by Sarah Schultz, 448 McHenry St., Burlington, WI 53105 and Rachael Thornton 3406 Harrison St, Kansasville, WI 53139 requesting to amend the existing (CUP) to increase the allowance of 10 dogs to 40 dogs at the existing business located at 846 Madison Street, Lake Geneva, WI 53147, located in General Industrial (GI) zoning district, Tax Key No. ZYUP00033 & ZYUP00033A.

Rachael Thornton addressed the Commission regarding their request to amend their Conditional Use Permit to allow forty dogs. She noted that this business will offer multiple services for the dogs, not just overnight boarding. Sarah Schultz added that there had been issues in the past with the previous business owner that were brought forth that have been addressed moving forward. Thornton stated that many updates have been made to the building including thicker glass and bark silencers to abate any excessive barking.

Walling stated that the applicants have met all of the requirements that were asked of them at the last Plan Commission meeting and that there has been an outpouring of citizen support in favor of the business. Skates asked the applicants if the response time from their home would be a problem. Schultz noted that the manager of the facility is within five minutes and that if that person wasn't available there is other staff that is on call for pet sitting, that could be present.

Dennis Welslozer; Spoke in favor of the Conditional Use Permit being issued to the Barking Lot.

Allastair Cumming; McDonald Rd; Spoke in favor of the Conditional Use Permit being issued to the Barking Lot.

Ruth McCoy; 611 Joshua Ln; Spoke in favor of the Conditional Use Permit being issued to the Barking Lot.

Mary Coupy; Williams Bay; Spoke in favor of the Conditional Use Permit being issued to the Barking Lot.

Mya Knox; Elkhorn; Spoke in favor of the Conditional Use Permit being issued to the Barking Lot.

Alex Condos; Noted that she had worked for the Dog Spot for five years and will continue to work with the Barking Lot. She added that she is in Lake Geneva and that she will serve as back-up in case of an emergency.

Sherri Engstrom; Spoke in favor of the Conditional Use Permit being issued to the Barking Lot.

Motion by Gibbs to close the Public Hearing, second by Esarco. Motion carried 6-0.
Eсарco added that she is in favor of this amendment.

Motion by Skates to approve the amendment of the Conditional Use and include all staff recommendations and fact finding in the affirmative, second by Esarco.

Skates noted that this is Conditional Use Permit and that if there are numerous issues that it may be reviewed, but he doesn't feel it will be an issue.

City Planner Slavney noted that a Conditional Use Permit can be revoked if deemed necessary, but he feels that with the changes already made it more than likely will not be an issue.

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

Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Holy Communion Episcopal Church, 320 Broad St & 817 Geneva St., Lake Geneva, WI 53147 to utilize the two properties for a Farmers Market event, in the Central Business (CB) & Neighborhood Office zoning district. Tax Key Nos. ZOP00172 & ZOP00173.

Holly Stark; N1597 Countryside Ln; Spoke in favor of the Conditional Use Permit being issued to hold the Farmer's Market. She added that it will run concurrently with the existing Farmer's Market.

City Planner Slavney noted that all conditions outlined by the applicant have been identified and agreed by staff as well.

Ted Herrick; 821 Geneva St; Spoke in favor of the Conditional Use Permit being issued to the Holy Communion Episcopal Church for a Farmer's Market.

Charlene Klein; 817 Wisconsin St; Spoke in favor of the Conditional Use Permit being issued to the Holy Communion Episcopal Church for a Farmer's Market.

Jim Strauss; 1517 Meadow Ridge Cir; Spoke in favor of the Conditional Use Permit being issued to the Holy Communion Church for a Farmer's Market, however urged the Commission to be concerned with the types of products being sold.

Motion by Krajovic to close the Public Hearing, second by Skates. Motion carried unanimously.

Motion by Krajovic to approve the Conditional Use filed by Holy Communion Episcopal Church, 320 Broad St & 817 Geneva St., Lake Geneva, WI 53147 to utilize the two properties for a Farmer's Market event, in the Central Business (CB) & Neighborhood Office zoning district. Tax Key Nos. ZOP00172 & ZOP00173 and include all staff recommendations and fact finding in the affirmative and to include the four conditions as outlined in the application, which includes: Permission for (10) bags to utilize free parking on Broad St adjacent to our building beginning at 8 am to 1 pm, provide a rope barrier at the meter locations to eliminate pedestrian traffic between the cars &

cross the street, signage identifying to have customers cross at the designated crosswalks and signage identifying free parking will end at 1 pm, second by Esarco. No further discussion.
Roll Call: Hartz, Skates, Gibbs, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit (CUP) filed by Cynthia Perez, 1030B Pleasant St., Lake Geneva, WI 53147, for the property located at 820 Williams St. to allow a Commercial Outdoor Entertainment land use in the General Business (GB) zoning district, Tax Key No. ZA269400002.

Cynthia Perez; 1033 Pleasant St; Addressed the Commission regarding the need to have a commercial outdoor entertainment land use for a patio adjacent to her restaurant. She added that this is necessary to be able to extend the liquor license premises to include the patio.

Walling noted that the applicant has met all of the ADA requirements and that the applicant had requested music. Walling indicated that he had specified that the music be only amplified. Mayor Hartz indicated that non-amplified music can be loud as well and suggested that the music follow the City's noise ordinance.

Motion by Gibbs to close the Public Hearing, second by Esarco. Motion carried unanimously.

Motion By Gibbs to approve the Conditional Use filed by Cynthia Perez, 1030B Pleasant St., Lake Geneva, WI 53147, for the property located at 820 Williams St. to allow a Commercial Outdoor Entertainment land use in the General Business (GB) zoning district, Tax Key No. ZA269400002 and include all staff recommendations and fact finding in the affirmative and that music played on the patio follow the City's noise ordinance, second by Esarco.
Roll Call: Hartz, Skates, Gibbs, Esarco, Krajovic "yes." Motion carried unanimously.

Public Hearing and Recommendation on an application for a Conditional Use Permit (CUP) filed by Don & Sharon Smith, 2021 Old Mill Ln., McHenry, IL 60050 for a request to operate a Commercial Indoor Lodging land use as Gerich & Rehm, LLC. for the property located at 729 W Main St located in the Central Business (CB) zoning district. Tax Key No. ZOP00275.

Sharon Smith; 2021 Old Mill Ln, McHenry, IL 60050; Addressed the Commission regarding the want to operate the upper level of this property for commercial indoor lodging. Walling noted that all ADA and egress requirements have been met. He added that the apartment is set-up in a way that it can operate independently of the store below. Mayor Hartz inquired if this should be changed to the limited use as they own the building and operate the building as well.

Motion by Skates to close the Public Hearing, second by Esarco. Motion carried unanimously.

Motion by Skates to approve the Limited Conditional Use filed by Don & Sharon Smith, 2021 Old Mill Ln., McHenry, IL 60050 for a request to operate a Commercial Indoor Lodging land use as Gerich & Rehm, LLC. for the property located at 729 W Main St located in the Central Business (CB) zoning district. Tax Key No. ZOP00275 and include all staff recommendations and fact finding in the affirmative, second by Esarco.

Skates noted that he agrees with utilizing the upper levels and would like to see more properties do the same thing. Skates stated that he agrees with the limited conditional use. This would encourage the City to meet the new owners should it change hands, and would give the Commission the ability to outline what the perimeters of the Conditional Use Permit. Skates stated that this practice will help maintain and mediate any absentee building owners.
Roll Call: Hartz, Skates, Gibbs, Esarco, Krajovic "yes." Motion carried unanimously.

Continuation per the Applicant's request until the August Plan Commission - Public Hearing and Recommendation on an application for a General Development Plan (GDP) filed by Omega Homes - Vistas LLC., 210 E. O'Connor Dr, Suite 101, Elkhorn, WI 53121, requesting to allow the development of a 17.26-acre parcel to construct 58 single family lots which includes the installation of roads and infrastructure to accommodate the proposed development. The property is located on LaSalle St., situated in Multi-Family Residential - 8 (MR-8) zoning district, Tax Key No. ZA424700001.

Motion by Skates to continue the Public Hearing to the August Plan Commission meeting at the request of the owner, second by Gibbs. Motion carried unanimously.

Adjournment

Motion by Skates to adjourn, second by Skates. Motion carried 6-0. The July 15, 2019 Plan Commission meeting adjourned at 7:09 p.m.



/s/ Lana Kropf, City Clerk

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