

**PLAN COMMISSION MEETING
MONDAY, DECEMBER 16, 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, William Catlin, Brett Stanczak, Ann Esarco, Michael Krajovic. Also Present: City Planner Slavney, City Attorney Draper, City Administrator Nord, Building and Zoning Administrator Walling, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the November 18th, 2019 Plan Commission Meeting as distributed.

Skates/Catlin 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, commented & opposed on the amended agenda item #13, asking that a member of the Plan Commission remove item #13.

Speaker #2: Ted Harig, 821 Geneva Street, commented & opposed on the amended agenda item #13 and shared his thoughts on the Hillmoor property.

Speaker #3: Maureen Marks, 834 Dodge Street, commented on the amended agenda item #13 and asked the city to consider options from the Geneva Lake Conservancy & slow down this process.

Speaker #4: Pete Peterson, 1601 Evergreen Lane, opposed the amended agenda item #13 due to little notice to the public, asked that item #13 appear next on the agenda instead of at the end, and shared his thoughts the Hillmoor property.

Speaker #5: Mary Jo Fesenmaier, 1085 S Lake Shore Drive, commented on the amended agenda item #13, stating there was improper notice and asked that a Plan Commission member remove item #13 from the agenda.

Speaker #6: Scott Storms, 750 Heather Circle, commented on the agenda item #13, shared his thoughts on the need to follow the master plan and his opposition to using taxpayers to pay for alternative plans for Hillmoor.

Speaker #7: Tom Reed, 100 E Main Street, commented on the agenda item #13, shared his thoughts opposing the development of the Hillmoor property, reflecting on the lack of sidewalks on Hwy 50 & the existing traffic issues and asked the city to consider more public input to create an Option D.

Speaker #8: Carroll Pearson, 932 George Street, shared her thoughts on losing land to developers and asked that the city slow down the decision process for Hillmoor and leave the property as it is.

Speaker #9: Dimitri Anagnos, 148 Cass Street, shared his opposition to closing down Wrigley Drive for a boardwalk and his support to finding a different option for the Hillmoor property.

Speaker #10: Sherri Ames, 603 Center Street, commented on the agenda item #13, asked for this item to be removed, and thanked the commissioners who voted for Option C.

Speaker #11: Dick Malmin, N1991 S Lake Shore Drive, shared his concerns on the Comprehensive Plan process and asked the city not to change the mission statement.

Speaker #12: Terry O'Neill, 954 George Street, shared his concerns.

Speaker #13: Tim Dunn, 499 Manning Way, shared citizen feedback he has gathered regarding Hillmoor and asked the Plan Commission not to vote for anything tonight & table the motion until there is sufficient public input.

Speaker #14: Fred Gahl, 661 S Lake Shore Drive, shared his questions & concerns of what the cost will be to the city for the various Hillmoor Plans.

Acknowledgement of Correspondence.

Correspondence was received opposing commercial development, a change in the land designation for the Hillmoor property from: Cindy Forster Fueredi, 1010 Geneva Street and Carroll Pearson, 932 George Street.

Correspondence was received from Joseph Zimmer with questions regarding Options B & C for the Hillmoor property.

Correspondence was received by Jeremy Houtakker, in favor of Project Veteran Muscle application at 901 Maxwell Street.

Correspondence was also received by Susan Christiansen, Caboose Owner for Units 19-20, and Geralyn Baiocchi 301 Townline Rd. #3, opposing the storage units at 302 Townline Road.

All correspondence has been distributed to the Plan Commission and the City Council.

Downtown Design Review:

Application by Dennis Dahl - DBA Parcor LLC, 664 N. Milwaukee Ave., Prospect Heights, IL, 60070, request to install a blade sign to the exterior of the property located at 253 Center St. unit 203, in the Business Central (BC) zoning district, Tax Key No. ZOP00283.

Dennis Dahl presented his request. Zoning Administrator Walling said the blade sign is needed since the on-building sign is set inside an area at the building entrance. Dahl said it would help with visibility for pedestrian traffic.

Skates/Esarco motion to recommend the installation of a blade sign to the exterior of the building and include all staff recommendations.

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

Review and a Recommendation for a request on Extraterritorial Zoning (ETZ) land division application for a Certified Survey Map (CSM) submitted by Martin Arenson, 23442 N. Wildwood Ln., Deerfield, IL 60015. Located at W3549 Longwood Dr., Lake Geneva, in the Town of Geneva, the request is to consolidate 4 existing lots into a single lot CSM for Tax Key Nos. JA478700001, JA478700002, JA478700003 & JA478700004.

Todd Kaufmann, Lowell Management, representing Mr. Arenson, presented the request. Planner Slavney stated the CSM signature block for the City of Lake Geneva needs to be updated.

Hartz/Skates motion to recommend the request to consolidate 4 existing lots into a single lot CSM to include the requirement to change the signature block for the City of Lake Geneva.

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

Public Hearing and Recommendation for a Conditional Use Permit filed by Nicholas Pinnt, 1155 LaSalle Ct., for the request to allow for an Indoor Commercial Entertainment land use (24 hour fitness gym) for the property located at 901 Maxwell St. in the Planned Development (PD) zoning district, Tax Key No. ZCL200015.

Nick Pinnt, 1155 LaSalle Court, presented his request. Walling said this building meets proper egress and parking requirements, will have controlled access, and stated the fire department has approved as well. Alderman Skates asked about lighting, security cameras and exits. Pinnt answered all questions to the satisfaction of the Plan Commission. Slavney said the application is complete.

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

Skates/Gibbs motion to recommend the Conditional Use Permit to allow an Indoor Commercial Entertainment land use and include all staff recommendations and fact finding in the affirmative.

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

Public Hearing and Recommendation for a Conditional Use Permit filed by Samantha Strenger, 615 Center St. for a Commercial Indoor Lodging land use for the property located at 715 Williams St. located in the General Business (GB) zoning district, Tax Key No. ZF00042.

Samantha Strenger, 615 Center Street, presented her request. Walling clarified the garage is considered the 3rd parking stall and said the application meets all requirements of the city. Slavney stated the 715 Williams Street property has been zoned commercial for many years which is why this property is eligible for the year round operation instead of the short term rental. Commissioner Esarco asked if this application should be a limited Conditional Use Permit. Slavney agreed it could be a limited to the operator.

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

Esarco/Krajovic motion to recommend a limited Conditional Use Permit to allow a Commercial Indoor Lodging land use and include all staff recommendations and fact finding in the affirmative.

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

Public Hearing and Recommendation to amend a Conditional Use Permit filed by Robert and Judy Jurewicz, 1201 Townline Rd., for an Indoor Maintenance Service land use for the property located at 1201 Townline Rd. located in the Rural Holding (RH) zoning district, Tax Key No. ZA19740001.

Robert Jurewicz, 1201 Townline Road, presented his request. Walling said the original CUP allowed race car repair with the racetrack nearby, and the business changed to small engine repair when the racetrack closed, all of which happened before the ordinance was changed. Recently, Walling checked the compliancy of the business with the original CUP and the staff asked the applicant to amend his CUP for Indoor Maintenance Service to comply with his current business. Slavney asked if all maintenance would happen inside the building, if the cement pad behind the building would be used for storage for larger pieces, and ask the type and height of fence around the pad. The applicant said yes. Commissioner Gibbs asked for clarification of the past CUP and the amended CUP. Walling stated the original permit allowed automobiles and auto maintenance. Slavney said the zoning code distinguishes between auto maintenance and other maintenance which occurs indoors. Walling said both indoor & outdoor maintenance allows accessory outdoor storage of materials.

Speaker #1: Roger Wolff, 775 Southwind Drive, on behalf of Southwind Prairie Apartments, shared pictures of the property, said many items have been on the property for a while and asked if it is environmentally safe. Wolff feels the site should be cleaned up.

Speaker #2: Jim Fuss, 1150 Park Drive, Unit 1106, site manager for Prairiewind Townhomes which is adjacent to this property, said the front of the property has been getting cleaned up over the last 6-8 months but shared his concerns about the removal of the remaining machinery, especially concerned about the safety of the environment and has received many complaints as a site manager.

Speaker #3: Brian Borst, 1491 County Road H, has helped with the clean-up of this property over the last 4 months and wants to continue after the thaw.

Speaker #4: Terry O’Neill, shared his support for the applicant.

Speaker #5: Pete Peterson, 1601 Evergreen Lane, shared his support for the applicant.

Speaker #6: Dick Malmin, N1991 S Lake Shore Drive, shared his thoughts.

Speaker #7: Doug Bartz, 1150 Park Drive, shared his concerns for the environmental impact of machinery on the property as well as the current aesthetics of the property.

Commissioner Krajovic asked how soon the property could be cleaned up after the spring thaw. Borst said the property should be cleaned up a month after the ground is completely thawed. Slavney asked about the view from the west to the property and stated, according to the sketch provided, the fence does not appear to continue on the west side of the concrete pad. Borst said a gate and fence would also be placed on the west side of the pad. Slavney asked for clarification of equipment storage. Borst said all remaining large equipment will be removed and the smaller equipment will be placed

within the building or fence area around the concrete pad. Krajovic asked for explanation of equipment stored within the fence. Borst said the equipment within the fence would be waiting for parts, repair and for client pick-up.

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

Skates/Catlin motion to recommend approval of a limited Conditional Use Permit for an Indoor Maintenance Service land use and include all staff recommendations and fact finding in the affirmative and all equipment must be contained inside the building and 100 % opaque fenced area which includes a gate and fence on west side, with a June, 2020 review of the property conditions for compliance.

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

Public Hearing and Recommendation to amend a Conditional Use Permit filed by Michael Hanley & John Engerman, - DBA Clear Sky LLC. 302 Townline Rd., for a Personal Storage Facility land use at the property located at 302 Townline Rd. located in the Planned Industrial (PI) zoning district, Tax Key No. ZYUP00144.

Michael Hanley, 302 Townline Road, presented his request and also asked if the 80’x 90’ fire department turn around could be created in gravel. Discussion followed regarding the submittal process for this project. Esarco stated the current plan would change this area and asked for clarification on the option for small affordable houses was a possibility. Mayor Hartz asked for clarification on the staff discussion regarding issues with the small house concept. Walling said the Utilities Commission had questions and concerns on getting services to the individual properties, the Fire Department had concerns on access for their equipment and the site would need to be a Planned Development since it does not meet our lot sizes or setbacks. Hanley asked if he could submit another application while his Conditional Use Permit is continued and asked about Planned Development process. Slavney said a Planned Development combines the zoning step and a site plan review step and allows the applicant to ask for flexibilities on zoning requirements. Hartz stated a concept plan can be presented without engineering for a Planned Development.

Gibbs/ Skates motion to continue the Public Hearing to the January Plan Commission Meeting so staff and applicant can identify and include all missing materials and any items agreed upon. Motion carried unanimously.

Continuation until February of the Public Hearing and Recommendation for a request to amend an existing Conditional Use Permit filed by Daniel Schuld, 281 Keyes Ave. Hampshire IL, 60140 to renovate the exterior of the property located at 727 Geneva Street, in the Central Business (CB) zoning district, Tax Key No. ZOP00157.

Applicant has requested to continue the Public Hearing.

Skates/ Esarco motion to continue the Public Hearing to the February Plan Commission Meeting. Motion carried unanimously.

Discussion/recommendations to City Planners for Draft 3 of the Comprehensive Plan.

Slavney explained the need for further discussion on Draft 3 of the Comprehensive Plan based on the Joint Council & Plan Commission Meeting on Wednesday, December 11th. Slavney presented the concepts gathered from the Joint Meeting discussion and stated it is not necessarily a complete list, but a draft list.

1. Closing Wrigley Drive to create a Walking Plaza. A discussion followed, generating questions: Will closing Wrigley Drive help or harm the businesses? Will the metropolitan size be considered?

2. Limit Big Box Development. A discussion followed, generating comments: limit the size, base it on a case by case, mapping approach in limited areas, slow down development on S Edwards Blvd for 10 years, re-designate the land use along S Edwards Blvd from Planned Business to Neighborhood Business.

3. Greenbelt Concept. Discussion of wetlands, floodplain areas, mature forests, large lot residential – it is a multi-jurisdictional effort.

4. Phosphorus Bans. A discussion followed, generating comments: limiting ban to the watershed area instead of entire city, set example in Lake Geneva and share with other municipalities, work with other communities.

5. Clean Boat, Clean Water Initiative. Agreed to include in Comprehensive Plan.

6. Explore Incentives for Sustainable Stormwater & Building Practices. A discussion followed, generating comments: develop a program & list of recommendations for incentives, program to include current solar regulations, the importance of sustainable energy is on the rise.

7. Greenspace Requirements. A discussion followed, generating comments: greenspace used for recreation.

8. Variety of Housing Types and Promoting Housing Affordability. A discussion followed, generating comments: special zoning district for affordable housing, offering a variety of housing options, visual character of housing, broad range of affordable homes, form-based control.

Slavney offered to orientate/educate new and current plan commissioners, once a quarter, for 30 minutes or more, to maintain progress on implementing the plan; suggested meeting on a regular basis for 15 minutes with new plan commissioners, talking about the best practices, the role of the plan commission, history of planning in the city, things working in other communities; and asked if the Plan Commission was open to Mr. Slavney providing an orientation for new members shortly after they are appointed. The Plan Commission agreed it would be very helpful.

9. Maintaining Small City Character. The feedback from past meetings & workshops suggests keeping the small city character as a key focus in the Comprehensive Plan. Hartz said his objective at the time was to make the vision statement fit with where we are as a city and agreed that small town character is important and form-based code can help. Slavney stated the City of Lake Geneva's zoning code is a hybrid. Krajovic also presented his research on the future development, population growth, and affordable housing. More discussion followed.

10. The potential interchange at Bloomfield Road and Hwy 12. A discussion followed, generating comments: potential interchange should be studied, choose top transportation priority, study the south section of the city, add language to study impacts with advantages and disadvantages.

11. Add language to the Plan, identifying the White River as a natural and recreation resource. A discussion followed, generating comments: recommended for environmental protection, and language about taking full advantage of its recreational potential.

12. Studying relocating Lake Shore Drive near the beach & studying relocating the boat launch. A discussion followed, generating comments and questions: Will this project be significant or minor? DNR has a plan for the beach, the beach is unsafe and options need to be studied.

13. Integrated long-range planning, the land use, the transportation modeling of land use to be a high priority to understand the implications of the Land Use Plan Map. Hartz agreed it is better planning for the city. Slavney said the city engineering firm can do that kind of work. Krajovic referenced the phosphorus on the lakeshore and recalled Mayor Hartz found the DNR's vegetation standards for landscaping on the lakeshore, asking for these standards to be adopted to protect the shore. Hartz reiterated it was for the lake and health of the wildlife living on the lake. Krajovic also referenced the discussion of protecting the gateway corridors of the city.

Adjournment. Gibbs/Catlin motion to adjourn at 9:53 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

THESE ARE NOT OFFICIAL MINUTES UNTIL APPROVED BY THE PLAN COMMISSION