

**MINUTES**  
**October 20, 2021**  
**Plan Commission**  
**City of Batavia**  
**REMOTE MEETING**

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Commission/Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

**1. Meeting Called to Order for the Plan Commission Meeting**

Chair Gosselin called the meeting to order at 7:01 pm

**2. Roll Call:**

**Members Present:** Chair Gosselin; Commissioners Joseph, Moore, Peterson

**Members Absent:** Vice-Chair LaLonde; Commissioner Harms

**Also Present:** Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; Scott Buening, Director of Community and Economic Development; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**3. Items to be Removed, Added or Changed**

There were no items to be removed, added or changed.

**4. CONTINUATION OF PUBLIC HEARINGS: Batavia Park District, Owner and Applicant – 111 & 115 South River Street**

**PUBLIC HEARINGS:**

- **Amendment to the Comprehensive Plan Land Use Map from Residential >2 to 3.5 Dwelling Units per Acre to Parks and Open Space**
- **Amendment to the Official Zoning Map from R1-M, Single Family Residential – Medium Density District to POS, Parks & Open Space District**

**Motion:** To reopen the Public Hearing

**Maker:** Peterson

**Second:** Joseph

**Roll Call Vote:** **Aye:** Peterson, Joseph, Gosselin, Moore

**Nay:** None

4-0 Vote, 2 Absent, Motion carried.

The Plan Commission opened the Public Hearing at 7:02 pm.

Rackow overviewed the memo with the Plan Commission (PC). The Commission viewed the 'Proposed Zoning Map Amendment 111-115 River Street' utilizing the shared screen feature of Zoom.

Chair Gosselin asked if there was anyone who wanted to speak or if there were any public comments. There were none.

**Motion:** To close the Public Hearing  
**Maker:** Moore  
**Second:** Joseph  
**Roll Call Vote:** **Aye:** Moore, Peterson, Joseph, Gosselin  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

The Plan Commission closed the Public Hearing at 7:05 pm.

**Motion:** To recommend Approval of a Land Use Map amendment to reclassify the property from Residential >2 to 3.5 Dwelling Units per Acre to Parks and Open Space  
**Maker:** Joseph  
**Second:** Harms  
**Roll Call Vote:** **Aye:** Joseph, Gosselin, Moore, Peterson  
**Nay:** None  
4-0 Vote, 0 Absent, Motion carried.

**Motion:** To approve Findings for Approval for a Zoning Map amendment  
**Maker:** Joseph  
**Second:** Moore  
**Roll Call Vote:** **Aye:** Joseph, Gosselin, Moore, Peterson  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

**Motion:** To recommend approval of a Zoning Map Amendment to reclassify the subject property from R1-M, Single Family Residential – Medium Density District to POS, Parks and Open Space District  
**Maker:** Joseph  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** Joseph, Gosselin, Moore, Peterson  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

##### **5. Preliminary/Final Plat of Subdivision for Randall Mill Center Subdivision 490 N. Randall Road, Randall Road Resources LLC, Applicant**

Rackow reported the applicant is proposing to take the larger parcel that was for the Friday's building and parking and divide the south portion of the lot for a future development site. The Commission viewed the site plan titled 'Randall-Mill Center' utilizing the shared screen feature

of Zoom. Rackow stated the proposal is to create a shared access area between the two lots to provide for an access aisle for future development to the south. The intention would be to allow for shared parking as well. Staff recommends an inclusion of a shared parking requirement between the two parcels that is established through the planned development at the time of the future proposal of the development of lot 2. Rackow discussed utility locations, easements, and sidewalks. Staff recommends the Plan Commission recommend to the City Council approval of a Preliminary and Final Plat of the Randall Mill Subdivision, subject to the following conditions for staff review and approval:

1. Addition and modification of easements, including, but not limited to the following:
  - a. Addition of public utility easements for existing sanitary sewer at the east side of lot 1.
  - b. Addition of public utility easements for the existing electrical lines to the transformer pad on the existing lot.
  - c. Addition of a note to that any areas of the site paved for parking shall be subject to a blanket non parking and access easement that will be a subject of a future planned development plan.
  - d. Modification of the cross-access easement to provide 25' of width
  - e. A vision triangle easement be added to the northwest corner of lot 1
2. A sidewalk shall be constructed along Randall Road along the subdivision. Construction may be deferred until construction on lot 2. The applicant may construct it across lot 1 prior to that development. In the alternative, a Letter of Credit guaranteeing its construction could be provided to the City.

John Green stated they are aware of and agreeable to staff's recommendations and conditions. Chair Gosselin asked if there were any emails or public comments. There were no emails or comments from the public.

The Commission discussed the easements and setbacks. Moore asked about the timing of the sidewalk along Randall Road. It states that it may be deferred until construction of lot 2, what if lot 2 is not constructed for some reason. Rackow stated that the way it is stated we would expect it be constructed when lot 2 is constructed but a modification could be made. Moore stated that we should be asking for sidewalks and the language is a little open ended in the case lot 2 is not developed in ten years. Joseph agreed.

Mike Douglas stated that he could commit to putting a sidewalk in within a year if the proposed sale does not go through. The sale should happen in the spring, it would be easier to do the sidewalk all at one time through the whole length of the property. He commits to doing that but would be easier to do it when the developer comes in. Chair Gosselin stated that something could be added to the approval indicating the sidewalk would be installed within one year of City Council approval. Douglas agreed to the addition.

Chair Gosselin listed the modifications recommended by the Commission:

- Change non parking to parking in 1c
- Add sidewalks will be installed within one year of City Council approval to item 2

**Motion:** To recommend to the City Council approval of a Preliminary and Final Plat of the Randall Mill Subdivision, subject to the following conditions for staff review and approval 1 a-e with modification to 1c removing non parking and to add a statement in 2 that a sidewalk shall be installed within one year of City Council approval of the plat

**Maker:** Peterson

**Second:** Moore

**Roll Call Vote:** **Aye:** Peterson, Joseph, Gosselin, Moore

**Nay:** None

4-0 Vote, 2 Absent, Motion carried.

## **6. Amendments to the Land Cash Contributions in the Subdivision Regulations**

Buening reported that the City is required to review the Land Cash Contributions every three years. Staff did a survey of the values over the past three years. Our current rate is \$125,000 per acre. After discussion with the Committee of the Whole (COW) it was decided to raise the Land Cash value from \$125,000 per acre to \$150,000 per acre. The proposed change is still lower than the Geneva (\$330,000 per acre) and St. Charles rates (\$240,500 per acre). Buening noted to do this change requires an amendment to the subdivision code.

Joseph noted that the increase is still well below what Geneva and St. Charles are asking for. Chair Gosselin stated that construction is expensive and it sounds like we are going to have an increase but it is not out of line with what the actual sales dictate. He stated that the increase is warranted. Buening noted that three years from now we would review this again. Moore commented that she is glad this is reviewed every three years.

**Motion:** To recommend the proposed change to \$150,000 per acre with the increase effective for any applications on or after March 1, 2022

**Maker:** Joseph

**Second:** Moore

**Roll Call Vote:** **Aye:** Joseph, Gosselin, Moore, Peterson

**Nay:** None

4-0 Vote, 2 Absent, Motion carried.

## **7. Matters from the Public (for items not on the agenda)**

There were no matters from the public for items not on the agenda.

## **8. Other Business**

Peterson asked about the new development behind WalMart and why the Plan Commission has not heard of it. Buening stated that the COW reviewed a concept plan as an Initial Land Use Proposal process and no official submittals have been made. There was no formal vote or actions taken. Buening stated that if the plan is submitted it would go to the Plan Commission for a full zoning review.

Rackow stated that there might be items for the November 17<sup>th</sup> Plan Commission meeting. There are no items for the November 3<sup>rd</sup> meeting as of now.

**9. Adjournment**

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Peterson moved to adjourn the meeting, Joseph seconded. All were in favor. The meeting was adjourned at 7:45pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary