

MINUTES
December 1, 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 7:00pm.

2. Roll Call:

Members Present: Chair Gosselin; Vice-Chair LaLonde; Commissioners Joseph, Moore, Peterson and Harms

Members Absent: None

Also Present: Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; 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. Approval of Minutes: October 20, 2021

Motion: To approve the minutes from October 20, 2021

Maker: LaLonde

Second: Moore

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

Nay: None

6-0 Vote, 0 Absent, Motion carried.

**5. Preliminary/Final Plat of Subdivision for Menard Second Batavia Resubdivision
300 North Randall Road – Menard Inc., Applicant**

Rackow reported on the memo. Rackow stated that staff is supportive of the plat because it will remove the detention easements and consolidate the parcels. The Committee of the Whole would review it this month and Council will review once verification is received that the property transferred. Rackow noted that there was no email correspondence or questions received. There were no members from the public that wanted to speak on this matter.

Motion: To recommend approval of the Preliminary/Final Plat of Subdivision for Menard Second Batavia Resubdivision 300 North Randall Road

Maker: LaLonde

Second: Harms

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Gosselin, Moore
Nay: None
6-0 Vote, 2 Absent, Motion carried.

6. Administrative Design Review Referred to the Plan Commission for Batavia High School Field Improvements - 1201 Main Street

DLR Group, applicant on behalf of Batavia Public Schools District 101

Rackow overviewed the memo. Keri VanSant, DLR Group, overviewed the project utilizing a PowerPoint presentation titled that included the following information:

- Architectural Site Plan
- Accessible Seating
- Trench Drainage
- Lighting
- Bleacher Plans and Section
- MUSCO Lighting Photometric Plan
- Photos illustrating the current low lighting levels and proposed lighting improvements
- Cut Off Light Spill Off

The Commission discussed lighting and decimal levels. The Commission considered including a prohibition on strobing and blinking lights. The general consensus of the Commission was to allow staff to work with the School District on reasonable limitations on the use of lights.

LaLonde stated that he would like to limit the impact to surrounding neighbors. LaLonde suggested the language ‘special lighting and effects shall be limited to field of play and shall not increase glare or lights spilled beyond proposed photometrics’ be added to the motion. Moore stated she has confidence that the High School would continue to be good neighbors so that there is an understanding between both parties. Rackow announced that he had not received any emails to date with any comments from the public. There were no members of the public that addressed the Commission.

Motion: To approve Administrative Design Review in general conformance with the plans submitted by the applicant, subject to: a) special lighting and effects shall be limited to field of play and shall not increase glare or lights spilled beyond proposed photometrics and b) lighting under bleachers be reviewed with building permits to determine compliance with site lighting requirements and c) final staff approval of engineering plans concurrent with issuance of the building permits

Maker: LaLonde

Second: Harms

Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin, Moore, Peterson
Nay: None
6-0 Vote, 0 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

LaLonde asked about the BEI Shumway property and the timing. Strassman answered that it is still very early in the process. Conversations are ongoing, focusing on the financial aspects of the proposed project.

LaLonde asked staff to look into starting in person meetings once again. Strassman noted that City Council meetings are hybrid meetings because they have the ability to have people attend in person and remotely. This is due to the use of BATV equipment used for the broadcast of meetings that the Commission does not have access to without BATV expanding their recordings to Commission meetings. Staff would have to either designate the meetings as in person or remote. Staff chose remote for the time being.

Chair Gosselin asked about Shodeen's One Washington Place project. Albertson answered that they submitted for a building permit. The plans are under review.

Strassman announced that Sturdy Shelter Brewing, Casey's General Store, and Avenue Marketplace have submitted their building permit applications. We will have a new tenant in the former Montessori building who is looking to purchase the property. A conditional use application has been accepted for a drive-through restaurant. Rackow added that a Design Review would be coming to the Plan Commission as well.

There are no items for the December 15th meeting. The December 15th meeting will be cancelled.

9. Adjournment

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Joseph moved to adjourn the meeting, Peterson seconded. All were in favor. The meeting was adjourned at 8:21pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary