

MINUTES
July 17, 2019
Plan Commission
City of Batavia

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 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 LaLonde called the meeting to order at 7:00pm.

2. Roll Call:

Members Present: Chair LaLonde; Vice-Chair Schneider; Commissioners Harms, Peterson, Gosselin

Members Absent: Commissioners Joseph and Stark

Also Present: Joel Strassman, Planning and Zoning Officer; Drew Rackow, Planner; 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: June 19, 2019 – Plan Commission and Zoning Board of Appeals

Motion: To approve the minutes from June 19, 2019

Maker: Schneider

Second: Harms

Voice Vote: 5 Ayes, 0 Nays, 2 Absent
Motion carried.

5. Final Plat of Winding Creek Subdivision Phase 1

2500 McKee Street (north side of McKee Street at Deerpath Road)

MI Homes of Chicago LLC, applicant

Strassman reported that this discussion is for the Winding Creek Subdivision for which the Commission reviewed and recommend approval of the Preliminary Plat of Subdivision in December along with other entitlements. The property is sixty-nine acres. The Commission recommended approval of the Preliminary Plat of Subdivision and the amendments to the Land Use Map and Zoning Maps. City Council approved the Land Use Map amendment and the annexation agreement for the property. The Annexation Agreement exhibits many of the plans the Commission had recommended in December. This property will be annexed to the City concurrent with City Council approval of the Phase 1 Final Plat and the City Council would also approve the Preliminary Plat and other entitlements. Phase 1 Final Plat encompasses all twenty-one town home buildings, which is 88 units and 54 of the 113 single family residents lots. Street and lot patterns of the final plat match what was shown on the preliminary plat. Staff is reviewing final engineering

associated with this plat and are working with MI Homes to finalize details, including grading issues along Foland Lane. Staff feels that Foland Lane and lots 16, 31, and 32 could be platted in lot 2 to allow for additional time to resolve those grading issues. As an alternative, the Commission can consider leaving Foland Lane and these lots in the final plan with a condition that all issues are resolved before the plat is recorded. Commission action on the final plat would facilitate continued review of the details on the final plat.

Greg Collins, MI Homes, addressed the Plan Commission (PC). Collins stated that the Foland lane grading is not an insurmountable design issue. Additional information is needed to make sure the flood routes are taken care of appropriately in this particular area. We want to ensure we are routing it the proper way. Physically as we look at the plat, we designate the plat lines as logical as possible. By the time the plat is recorded, this will be taken care of.

Chair LaLonde asked if Collins is agreeing with staff's language included as a condition. Collins recommended the option as platted or as laid out. The Commission discussed option two, having the City Engineer approve the final engineering and the consensus of the PC was in favor of that option.

Motion: To recommend City Council approval of the Final Plat of Winding Creek Subdivision Phase 1 subject to the conditions provided in the memorandum with the City Engineer approval of final engineering in this vicinity and allows the street and lots to remain

Maker: Schneider

Second: Peterson

Roll Call Vote: **Aye:** Schneider, Peterson, Gosselin, Harms, LaLonde

Nay:

5-0 Vote, 2 Absent, Motion carried.

6. Matters from the Public (for items NOT on the agenda)

Eric Hansen addressed the Commission regarding a parking ticket. Strassman informed him that the Administrative Adjudication Hearing is tomorrow evening.

7. Other Business

Harms asked if the City has recreational marijuana stores zoned. Strassman answered that when the marijuana regulations were adopted the City defined medical dispensaries and recreational dispensaries. We allowed medical dispensaries in certain zoning districts but we did not allow recreational dispensaries anywhere. If City Council opts to do nothing that means that recreational dispensaries would not be allowed. The Council is discussing this issue.

8. Adjournment

There being no other business to discuss, Chair LaLonde asked for a motion to adjourn the Plan Commission. Schneider moved to adjourn the meeting, Peterson seconded. The motion carried. The meeting was adjourned at 7:20pm.

Minutes submitted by Jennifer Austin-Smith, Recording Secretary, on July 23, 2019.