

MINUTES
April 7, 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 Harms, Joseph, and Moore

Members Absent: Commissioner Peterson

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: March 17, 2021

Motion: To approve the minutes from March 17, 2021

Maker: Moore

Second: Joseph

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

Nay: None

5-0 Vote, 1 Absent, Motion carried.

5. Design Review for a Building Addition

1063 Pierson Drive (Bar One Specialty Steel) – Principle Construction, Inc., applicant

Rackow reported that this is an existing building that is approximately 17,000 square feet. The proposed addition would almost double the space bringing the building to a total of 34,000 square feet. The site would expand to the south onto the new property acquired for this project. They are continuing the existing building architecture, design and layout for a seamless transition between the two. Rackow discussed the staff report with the Commission. The addition would be used for warehousing and there is no need for additional employees or parking needed for the expansion. The parking is being marked as deferred or land banked. Additional landscaping is being proposed with the site addition that conforms to our code. The sidewalk would be ADA compliant. Rackow discussed the four conditions listed in the staff report.

The Plan Commission (PC) reviewed the Partners in Design Architect Site Plan, Land Title Survey, Landscape Plan: Bar One Specialty Steel, Sebert Design utilizing the shared screen feature of Zoom. Matthew Cotherman, Principle Construction, addressed the PC. He shared Bar One is excited to expand and stay in Batavia. Vice-Chair LaLonde asked about the berm. Cotherman discussed the berm and how they would make it work in the property. The size of the berm all depends on how much topsoil is left over.

Chair Gosselin asked if there were any attendees that wanted to comment. Albertson answered that there were no comments from attendees.

Motion: To approve the Findings 1-5 as written by staff
Maker: Joseph
Second: Moore
Roll Call Vote: **Aye:** Joseph, LaLonde, Moore, Gosselin, Harms
Nay: None
5-0 Vote, 1 Absent, Motion carried.

Motion: To approve the Design Review subject to the four conditions A-D as written
Maker: LaLonde
Second: Joseph
Roll Call Vote: **Aye:** LaLonde, Gosselin, Moore, Harms, Joseph
Nay: None
5-0 Vote, 1 Absent, Motion carried.

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

There were no matters from the public.

7. Other Business

Rackow reported that the text amendments reviewed at the last meeting on the 17th would be going to the Council this upcoming Tuesday.

Joseph asked if there is anyone in mind to replace Susan Stark's seat on the Commission. Strassman answered that the Mayor is aware of the vacancy but staff has had no information on a potential replacement.

8. 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, Moore seconded. All were in favor. The meeting was adjourned at 7:18pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on April 26, 2021.