



# City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

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Date: September 6, 2016 Time: 6:00 pm

## Plan Commission

### Members:

Ray Wirth  
Chris Barnhart  
Larry Meyer  
Rick McDaniel  
Michael A. Smith

### Contact Person

Chris Barnhart  
  
Rick Mills  
Building Inspector  
309-944-6419

### Minutes

#### Call to order /roll call/Quorum check

Meeting called to order by Recording Secretary Loree K Phlypo at 6:00 p.m. Members answering roll call: Meyer, Wirth, and Barnhart. McDaniel and Smith were absent. Also in attendance was City Administrator Kotter, City Clerk Phlypo, Building Inspector Mills and Bob Johnson.

#### Pledge of allegiance

**Public Comment-** *Audience requests are limited to 3 minutes per subject. If additional time would be needed, please contact City Hall to be placed on the Agenda prior to the meeting.*

**None**

#### Consent Agenda

- 1) Approval of agenda
- 2) Approval of Minutes from 8/1/16

**Motion by Meyer, second by Wirth to approve the consent agenda as written. All Ayes. Motion Carried.**

**Rick McDaniel arrived at 6:03PM**

**Discussion on Case #16-010 a request for a Certificate of Appropriateness for a vacant lot between two alleys behind 110 Brown Street to construct a 24' x 170' building that would be divided up into 17 10' x 24' mini storage rental units and recommend to City Council for final approval**

Bob Johnson stated that he bought the land this year and it included a house with the property. He stated that his intentions are to come in a foot to the west with 25 feet of concrete.

Michael Smith arrived at 6:06PM.

The City Building Inspector asked that the City be given at least 5 feet for snow removal. Johnson stated that he doesn't want grass in that area that he has to mow and would not be against just pouring it in cement. He stated that he would work with the City on a snow removal space.

Concerns were sited about the proximity from the garages across the alley and access in and out. Johnson stated that there is more room to the East so he may move it more to the East. Security lights will be the "wall packs" which are standard for a commercial building and the building will only be 9 feet in height so it will be dark sky compliant.

Johnson stated that there would be no electricity provided to units unless requested by renter for a garage door opener. Any excessive noise would fall under the noise ordinance. This property has been combined from 3 lots into 1 lot and recorded with the County. Johnson stated that he would take Building Inspector Mills recommendations on setbacks. A sign will probably be placed on the side of the building but will be minimal containing contact information on rentals.

**Motion by McDaniel, second by Meyer to recommend to City Council the request as submitted with setbacks to be appropriate for snow plowing.**

**Voice Vote. All Ayes. 0 Nays.**

**The Committee thanked Mr. Johnson for coming to the meeting and answering all their questions. Administrator Kotter stated that it would be on the City Council agenda for September 13, next Tuesday and it would be a good idea to attend incase the Council has any additional questions.**

#### **New Business**

**None**

#### **Old Business Items**

Building Inspector Mills reported that he spoke to Gene Stees and stated that his attorney handling the documents for his Condo Association was just getting back from his wife passing away and hadn't had time to prepare the documents so it wouldn't be on this Plan Commission agenda. When the documents are ready it needs to allow enough time for the City Attorney to review them and get it on the agenda for the next Plan Commission meeting.

#### **Board Education and Discussion**

**None**

#### **General Comments**

Rick McDaniel would like to protest his tardiness, siting that his cell phone showed that he was on time.

#### **Adjournment**

**Motion by Wirth, second by Smith to adjourn the meeting at 6:28 p.m.**

**All Ayes.**

**Motion Carried.**

Respectfully submitted by  
Recording Secretary  
Loree K. Phlypo