



City of Geneseo, Illinois

- Incorporated February 16, 1865 -

115 S. Oakwood Ave. • Geneseo, Illinois 61254

Phone (309) 944-6419

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Date: August 1, 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, Smith, and Barnhart. McDaniel was absent.

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 2/1/16

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

Motion by Meyer, second by Wirth to appoint Chris Barnhart as Chairman.

Voice Vote. All Ayes. 0 Nays.

Motion Carried.

Public Hearing on Case #16-009 Zoning classification change from R-2 to R-3 at 641 & 643 Dilenbeck Drive

Motion by Meyer, second by Smith to open the public hearing at 6:04 PM.

Voice Vote. All Ayes. 0 Nays.

Motion Carried.

Applicant Gene Stees would like to turn an existing duplex into a condominium and would need the property rezoned to accomplish this. The property has been for sale as a duplex for a year and a half and the owner feels that the property would be easier to sell as a condo unit. Administrator Kotter stated that this is difficult to approve because it is not clear as usually the condo is not built until after it is approved. So to turn a duplex into a condo could be setting a precedent. Usually the condo association is set up before it is built. Betsy Brudos stated that there are quite a few without written agreements or they have a loose agreement on the roof, snow removal and mowing. Kotter stated that when you have shared sewer or water pipes and something goes wrong then the parties expect the City to get involved and resolve it and that is not how it works. Commissioner Smith stated that it doesn't meet the Condo Use provisions of the City ordinance. Kotter stated that if this board allows the rezoning and then the wording of the agreement is not acceptable then how we undo the zoning. There have been a couple other Attorneys that Mr. Stees has hired to create this condo association with that felt that this shouldn't be approved. Stees stated that he feels that the City doesn't want to approve this because he is going to make more money off of it. Kotter stated that is not true it is just that this is not how this process works. We don't want every duplex in town turned into a condo, our ordinance wording doesn't allow this. Meyer stated that the City Attorney will review the wording of the agreement and see if it is acceptable before we take it to the City Council. The agreement would need to come back to the Plan Commission and after the City Attorney has reviewed before we are comfortable taking it to the City Council.

Motion by Barnhart, second by Meyer to close the public hearing on Case 16-009 a request for rezoning from R-2 to R-3

Voice Vote. All Ayes. 0 Nays.

New Business

The Commission decided that a recommendation to City Council would be contingent upon acceptance of the Condo Association Agreement document meeting all the tests mentioned above.

Motion by Meyer, second by Wirth to direct Gene Stees to come back at a future meeting with condo plans for a plan review with the intention that if plans are agreeable to recommend an R-3 rezoning to City Council.

ROLL CALL:

Ayes 3 Barnhart, Meyer, Wirth

Nays 1 Smith

Absent 1 McDaniel

Motion Carried

Old Business Items

Board Education and Discussion

Chairman Barnhart wanted to discuss changing the Ordinance to reflect a conversion of a duplex into a condo. Kotter stated that it wasn't on the agenda to discuss this so it would have to be on a future agenda. It could also include changes to the rules for Highway Corridor improvements and change that the Plan Commission and City Council can meet on the same week and take an item to the Council.

General Comments

None

Adjournment

Motion by Wirth, second by Meyer to adjourn the meeting at 7:18 p.m.

All Ayes.

Motion Carried.

Respectfully submitted by
Recording Secretary
Loree K. Phlypo