

**PLAN COMMISSION MEETING
MONDAY, APRIL 20, 2020 – 6:00 PM
COUNCIL CHAMBERS, CITY HALL – VIRTUAL MEETING VIA ZOOM**

Mayor Hartz called the meeting to order 6:02 p.m.

Mayor Hartz read the protocol for the City of Lake Geneva Plan Commission Virtual Meetings due to the Covid-19 pandemic.

Roll Call. Present: Mayor Hartz, Alderman Doug Skates, John Gibbs, William Catlin, Brett Stanczak, Ann Esarco, Michael Krajovic. Also Present: City Attorney Draper, City Planner Slavney, Building and Zoning Administrator Walling, City Administrator Nord, Building & Zoning Administrative Assistant Follensbee.

Approve Minutes of the March 16, 2020 Plan Commission Meetings as distributed.

Skates/Catlin motion to approve. Motion carried unanimously.

Comments from the public as allowed by Wis. Stats. §19.84(2), limited to items on this agenda, except for public hearing items. Comments will be limited to 5 minutes.

Acknowledgement of Correspondence. None

Downtown Design Review:

Application by Brad Gramly W7560 Ethelyn Dr., Delavan, WI 53115, request to install awnings on the front of the building located at 152 Center St, in the Central Business (CB) zoning district, Tax Key No. ZOP00308.

Zoning Administrator Walling contacted applicant to be available if the Plan Commission had questions.

Walling presented the request and said the proposed awning meets all the standards required by the City. Alderman Skates asked if the applicant was aware of blade signs used to identify individual stores. Walling said the applicant is aware but only asked for the awning at this time.

Skates/Gibbs motion to recommend the installation of an awning on front of the building and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Application by Ron & Sharon Smith, 2021 Old Mill Ln, McHenry, IL 66050, requesting to change the exterior façade to the storefront of the property located at 729 W. Main St, in the Central Business (CB) zoning district, Tax Key No. ZOP00275.

Sharon Smith presented their request to return the façade of their business back to the original appearance when first built.

Walling agreed the restoration of the exterior would be a nice addition to the downtown.

Hartz/Stanczak motion to recommend a change in the façade of the building and include all staff recommendations.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Cassandra Kordecki & Michael Strong d.b.a. Lake Geneva Home Rental LLC, W3437 Royal Glen Ct., Lake Geneva, for a request to allow Commercial Indoor Lodging land use located at 715 North St, within the Single Family – 4 (SR-4) zoning district, Tax Key No. ZF00054.

Hartz/Skates made a motion to continue this item to the next Plan Commission meeting.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a “Limited” Conditional Use Permit filed by Timothy Reuss, 4262 Dorchester Ave., Gurnee, IL 60031, for a request to allow Commercial Indoor Lodging land use located at 940 Marshall St, within the General Business (GB) zoning district, Tax Key No. ZRA00030.

Tim Reuss presented his request. Planner Slavney said the application was complete and meets all requirements.

Skates/Catlin motion to close the Public Hearing. Motion carried unanimously.

Skates/Gibb motion to recommend a Limited Conditional Use Permit and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Ann Esarco, 1051 Mobile St., Lake Geneva, for a request to utilize the Single Family – 4 setbacks for a New Single Family Home in the Estate Residential -1 land use located at 960 S. Lake Shore Dr., Tax Key No. ZSY00027.

Commissioner Esarco recused herself from this agenda item.

Walling explained the project, said it meets all requirements and spoke to neighbors who agree it will be a nice addition to the neighborhood. Slavney said 2 calculations were missing from the application: calculations of impervious surface percentage on site and green space percentage on the site. Slavney said asked the builder to send these calculations to the City before the Council meeting. Walling will relay request to builder.

Gibbs/Krajovic motion to close the Public Hearing. Motion carried unanimously.

Krajovic/Skates motion to recommend a Conditional Use Permit to utilize the Single Family – 4 setbacks for a New Single Family Home in the Estate Residential -1 land use, to include calculations for percentages of green space and impervious surface and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation of a Conditional Use Permit filed by Bruce & Sarah Gold, 2910 Kingston Dr., Buffalo Grove, IL 60089, for a request to utilize the Single Family – 4 setbacks for an addition to the single family home in the Estate Residential -1 land use located at 10 Hillside Dr., Tax Key No. ZLM00033.

Jacob Addis, Doomis Builders, representing Bruce & Sarah Gold, presented the request. Hartz asked if the pitch of the screen porch is the same as the house. Addis said the pitch will be shorter. Sarah Gold, the owner, said they wanted to make a better use of the house.

Hartz read comments from Speaker #1 while trying to reach him by phone. Slavney asked the builder for the percentage calculations for green space and impervious surface.

Speaker #1: David Frost, 1556 Orchard Lane, shared his concerns and history of building projects in The Manor.

Slavney explained how the City setbacks have evolved as ER-1 zoning and how the green space percentage needs to comply with the City standards. Walling worked with the applicant so the proposed addition worked with the setback requirements.

Skates/Stanczak motion to close the Public Hearing. Motion carried unanimously.

Skates/Stanczak motion to recommend a Conditional Use Permit to utilize the Single Family – 4 setbacks for an addition to the single family home in the Estate Residential -1 land use, to include calculations for percentages of green space and impervious surface and include all staff recommendations and fact finding in the affirmative.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Public Hearing and Recommendation – (Applicant is requesting this item be continued to a later date) - on an application for a Precise Implementation Plan (PIP) filed by Omega Homes, 210 O’Connor Dr. Elkhorn WI. 53121, requesting a Planned Development to build 58 single family homes in 3 phases. The property is 17.26 acres located at LaSalle St and Edgewood Dr., in the Multi-family Residential - 8 (RM-8) zoning district, Tax Key No. ZA424700001.

Hartz/Gibbs motion to continue this item until the next Plan Commission Meeting.

Roll Call: Hartz, Skates, Gibbs, Catlin, Stanczak, Esarco, Krajovic “yes.” Motion carried unanimously.

Skates thanked the Plan Commission Members and Planner Slavney for their continued service.

Members also thanked Alderman Skates for his years of service on the Plan Commission and Council.

Mayor Hartz thanked everyone on the Plan Commission.

Adjournment. Skates/ Esarco motion to adjourn at 7:02 p.m. Motion carried unanimously.

/s/ Brenda Follensbee, Building & Zoning Administrative Assistant

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