

MINUTES
March 15, 2023
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 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; Commissioners Harms, Joseph, LaLonde

Members Absent: Vice-Chair Moore; Commissioner Peterson

Also Present: Drew Rackow, Planning & Zoning Officer; Jeff Albertson, Building Commissioner; Zach Ewoldt, Planner; and Jennifer Austin-Smith, Recording Secretary (remote)

3. Items to be Removed, Added or Changed

There were no items to be removed, added or changed.

4. PUBLIC HEARINGS: HC Storm School, 305 North Van Nortwick Avenue – Parcel at Stonefield Subdivision

- **Amendment to the Comprehensive Plan Land Use Map Designation from Residential >2-3.5 Dwelling Units Per Acre to Public Facilities & Institutional**
- **Amendments to the Official Zoning Map from R1-L Single Family Residential, Low Density to Public Facilities & Institutional District**

Batavia Public School District 101, Applicant

Motion: To open the Public Hearing

Maker: LaLonde

Second: Harms

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

Nay: None

4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was opened at 7:02pm.

Rackow reported that the proposed change to both the Land Use and the Zoning Map would recognize the fact that the property is owned by the School District, and classify this property as the same district as their other properties on this campus and throughout the City limits. The Comprehensive Plan Land Use Map was displayed with the parcels highlighted for the Plan Commission (PC) and meeting attendees to view.

Chair Gosselin asked if there were any comments from the applicant. There were none. Chair Gosselin asked if there were any concerns or comments from the PC and meeting attendees. There were none.

Motion: To Close the Public Hearing
Maker: Joseph
Second: LaLonde
Roll Call Vote: **Aye:** Joseph, Gosselin, LaLonde, Harms
Nay: None
4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was closed at 7:10pm.

Motion: To recommend approval of an amendment to the Comprehensive Plan Land Use Map Designation from Residential >2-3.5 Dwelling Units per Acre to Public Facilities and Institutional
Maker: LaLonde
Second: Harms
Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin
Nay: None
4-0 Vote, 2 Absent, Motion carried.

Motion: To approve the findings and conditions as drafted by staff
Maker: Harms
Second: Joseph
Roll Call Vote: **Aye:** Harms, Joseph, Gosselin, LaLonde
Nay: None
4-0 Vote, 2 Absent, Motion carried.

Motion: To recommend approval of amendments to the Zoning Map to reclassify the subject property from R1-L Single Family Residential, Low Density to Public Facilities & Institutional District
Maker: LaLonde
Second: Harms
Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin
Nay: None
4-0 Vote, 2 Absent, Motion carried.

**5. PUBLIC HEARING: 1176 Ward Road & 1201 McKee Street
Amendment to the Official Zoning Map from R1-L, Single Family Low Density to PFI,
Public Facilities Institutional for 1176 Ward Road and 1201 McKee Street
City of Batavia, Owner and Applicant**

Motion: To open the Public Hearing
Maker: Harms

Second: Joseph
Roll Call Vote: **Aye:** Harms, Joseph, Gosselin, LaLonde
Nay: None
4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was opened at 7:13pm.

Ewoldt discussed how the proposed Zoning Map amendment would place the two properties into a zoning district that is consistent with their use as an electric substation. No future expansion is planned for the facility. The PC viewed the document titled “Proposed McKee Street Electric Substation Rezoning” that highlighted the two parcels being discussed.

Chair Gosselin asked if there were any comments from the Committee. There were none. Chair Gosselin asked if there were any comments from the public. There were none.

Motion: To Close the Public Hearing
Maker: Harms
Second: LaLonde
Roll Call Vote: **Aye:** Harms, Joseph, Gosselin, LaLonde
Nay: None
4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was closed at 7:18pm.

Motion: To approve the Findings for Approval for the Zoning Map Amendments
Maker: Joseph
Second: Harms
Roll Call Vote: **Aye:** Joseph, Gosselin, LaLonde, Harms
Nay: None
4-0 Vote, 2 Absent, Motion carried.

Motion: To recommend approval of a Zoning Map Amendment to reclassify property at 1176 Ward Road and 1201 McKee Street from R1-L, Single Family Low Density Residential District to PFI, Public Facilities and Institutional District
Maker: LaLonde
Second: Harms
Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin
Nay: None
4-0 Vote, 2 Absent, Motion carried.

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

There were no matters from the public for items not on the agenda.

7. Other Business

Rackow announced that there would not be a Plan Commission meeting the first week of April. The next Plan Commission meeting would be April 19, 2023.

8. Adjournment

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. LaLonde moved to adjourn the meeting, Harms seconded. All were in favor. The meeting was adjourned at 7:22pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary