

PLANNING AND ZONING COMMISSION MINUTES
City of Geneva
109 James Street - City Council Chambers

April 8, 2021 – Meeting #23

Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. He read a statement regarding the proceedings for the remote and in-person meeting and reviewed the parameters in which the Planning and Zoning Commission would follow.

Roll call followed:

Present: Chairman Stocking; Commissioners Evans, Holomon, Matyskiel*, Mead, Slifka

Staff Present City Planner Chayton True

Also Present: Applicant Stephanie Caliendo* and Dave Lahl*, Sonntag Court Reporter Paula Quetsch, Recording Secretary Celeste Weilandt*

(* Remote)

Approval of the Agenda

Motion by Commissioner Slifka, second by Commissioner Evans to approve the agenda as presented. Motion carried by voice vote of 6-0.

Approval of February 11, 2021 Minutes

Motion by Commissioner Evans, second by Commissioner Slifka to approve the February 11, 2021 minutes, as presented. Motion passed by voice vote of 6-0.

Public Hearing

A. DePaw Canine Campus Sign – A sign variation to allow a wall sign on the secondary building façade. Location: 100 S. Glengarry Avenue; Applicant: Pet Properties, LLC.

City Planner Chayton True read into the record the contents of the Planning and Zoning Commission file.

Applicant Stephanie Caliendo discussed that she had a sign on the side of the building since prior to her arriving at the location in 2007. She would like to keep a sign on that sign of the building. Asked what happened to the previous sign, Ms. Caliendo explained a sign existed on the building when she took over the lease in January 2007 from Shodeen. A few months later she removed the word “Fido’s” off the sign and left the words “Dog Daycare”. While under construction, she had a new sign installed not realizing a permit was needed. Therefore, she proceeded to follow the proper procedure and seek a variance.

Discussion among commissioners was positive. Commissioner Mead confirmed with the applicant that the current sign facing State Street would be the only sign on the wall and that the existing monument/pylon sign would remain, per the applicant. Asked if the applicant could have both signs it was confirmed in the affirmative by staff. Mead supported the sign being located on the Route 38 side due to the best visibility. Asked if the previous sign was ever permitted or in compliance, Planner True could not confirm but offered to find out for the commissioners. Commissioner Slifka

supported the proposed signage and the request. Chairman Stocking also supported the request, noting the petition met all of the criteria and the sign would not create any adverse impact to the area.

Planner True announced there was one public comment received by the City and it was supportive of the petition. It was on the City's web site. No further public comment was received.

Motion by Commissioner Mead to close the public hearing. Second by Commissioner Evans. Roll call:

Aye: Holomon, Evans, Matyskiel, Mead, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Motion by Commissioner Mead to approve a variation from Section 11-12-6(B)(2) (Regulations by Sign Type) to permit a wall sign on the building's secondary building façade located at 100 S. Glengarry Drive, subject to the findings of fact contained in the staff report. Second by Commissioner Slifka. Roll call:

Aye: Holomon, Evans, Matyskiel, Mead, Slifka, Stocking

Nay: None

MOTION PASSED. VOTE: 6-0

Public Comment – None

Other Business

City Planner True relayed that a public hearing for a special use will be held regarding the Verizon cell tower (on Randall Road) at the April 22, 2021 Planning and Zoning Commission meeting. Prior to that, on April 20th between 9:00 a.m. and 1:00 p.m. a company hired by the petitioner will perform a balloon test whereby a balloon will be sent up 100 feet to represent the height of the tower for visual purposes. In case of rain, the balloon test will take place the next day and same time. Notification of the balloon test was sent to neighboring properties within 500 feet. Also, a notification was published in the Daily Herald. A 3 ft. x 5 ft. sign at located at Randall Road and Christina Lane also announces the balloon test.

Planner True mentioned that other applications were in the works. Commissioner comments followed regarding the progress of the east side Dunkin Donuts.

Adjournment

Motion by Commissioner Evans, second by Commissioner Slifka to adjourn the meeting at 7:24 p.m. Motion carried by voice vote of 6-0.