

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

**September 10, 2020 – Meeting #14**

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Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. Roll call followed:

Present: Chairman Stocking; Commissioners Evans\*, Mead, Rittenhouse, Slifka

Staff Present: Community Development Director David DeGroot

Public Present: Applicant John Cebrzynski, Diane Larocco with Planet Depos; Recording Secretary Celeste Weilandt

(\*Remote)

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**Approval of the Agenda**

**Motion by Commissioner Mead, second by Commissioner Slifka, to approve the agenda as presented. Motion passed by voice vote of 5-0.**

**Approval of August 27, 2020 Minutes**

**Motion by Commissioner Slifka, second by Commissioner Mead to approve the August 27, 2020 minutes, as presented. Motion passed by voice vote of 5-0.**

Chairman Stocking announced that Commissioner Kosirog has moved on to become a city alderman for the Second Ward. He thanked Mr. Kosirog for his participation on the Planning and Zoning Commission and wished him well in his new position.

**Public Hearings**

Chairman Stocking announced that the second agenda item will be deferred to the September 24<sup>th</sup> meeting and no hearing will take place on the matter tonight. He briefly explained the protocol for the public hearing and swore in those that would be speaking.

**A. Zoning Map Amendment – Request to rezone property from the B3(E) Business District to the R3 Medium to High Density Single-Family Residential District.** *Location:* 15 Woodlawn Street; *Applicant:* John Henry Builder Development, Inc. The contents of the Planning and Zoning file were read by Director DeGroot. Chairman Stocking invited the applicant to speak.

Applicant, Mr. John Cebrzynski, explained that John Henry Builder Developer is a company that has been in the area for some time and he moved the business to the Woodlawn location in 2015. He asked that the property be returned to single-family zoning from commercial zoning since other surrounding properties were single-family homes. He would be retiring soon and believed that returning the property to single-family would be a better fit for the area versus having a vacant building.

Per Commissioner Mead's questions, the building was being used but on a very limited basis, and if the zoning were to change, Mr. Cebrzynski said he would not use the building as a commercial use.

Commissioner Mead, in reviewing the parcel, noted that the parcel was the second parcel located off of Route 38 and he wondered how many other second parcels were located off the main

corridor that could potentially seek the same request. His concern was that the City could be setting a precedent along the corridor. However, after considering the property under discussion, and some of the other parcels, Commissioner Mead did not see it as an issue, citing that those properties would probably need to seek a variance. Also, the City's Comprehensive Plan reflected the parcel as R3 single-family zoning.

**Motion by Commissioner Mead, to close the public hearing. Second by Commissioner Kosirog. Roll call:**

**Aye: Evans, Mead, Rittenhouse, Slifka, Stocking**  
**Nay: None**

**MOTION PASSED. VOTE: 5-0**

**Motion by Commissioner Mead to approve the request to rezone the subject property located at 15 Woodlawn Street from the B3(E) Business District to the R3 Medium to High Density Single-Family Residential District, subject to staff's findings of fact in its report. Second by Commissioner Kosirog. Roll call:**

**Aye: Evans, Mead, Rittenhouse, Slifka, Stocking**  
**Nay: None**

**MOTION PASSED. VOTE: 5-0**

**Motion by Commissioner Mead, second by Commissioner Slifka to open the public hearing for the following Agenda Item. Roll call:**

**Aye: Evans, Mead, Rittenhouse, Slifka, Stocking**  
**Nay: None**

**MOTION PASSED. VOTE: 5-0**

**B. Preliminary/Final Plat of Subdivision – Request to create a 2-lot single-family subdivision from a 1.05 acre property in the R1 Low Density Single-Family Residential District. Location: Generally located northeast of the terminus of South 8<sup>th</sup> Street at the Union Pacific Railroad; Applicant: Eric & Valerie Traxler.**

**Motion by Commissioner Mead, second by Commissioner Kosirog to continue the public hearing to the September 24, 2020 Planning & Zoning Commission meeting at City Hall. Roll call:**

**Aye: Evans, Mead, Rittenhouse, Slifka, Stocking**  
**Nay: None**

**MOTION PASSED. VOTE: 5-0**

**Public Comment – None.**

### **Other Business**

Director DeGroot reported that two commissioner vacancies existed. Because of the need for a quorum, he asked that commissioners to notify him if they could not attend a meetings. More recently, DeGroot announced that an applicant has accepted the position for City Planner and should start in October. A brief review of the September 24<sup>th</sup> agenda followed, along with an update on the Dunkin Donuts petition located on East State Street.

### **Adjournment**

**Meeting was adjourned at 7:17 p.m. on motion by Commissioner Evans, second by Commissioner Mead. Motion passed unanimously by voice vote of 5-0.**