

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

**October 14, 2021 – Meeting #33**

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Chairman Stocking called the meeting of the Geneva Planning and Zoning Commission to order at 7:00 p.m. and read a statement explaining the proceedings for the remote and in-person meeting.

**Roll Call:**

Present: Chairman Stocking, Commissioners Evans\*, Holoman, Matyskiel, Mead, Moran, Slifka

Staff Present Community Development Director David DeGroot and City Planner Chayton True

Also Present: Mr. Ryan Quinn, with Schramm Construction; Mr. Albert Tejada, director of engineering for FONA, International; Recording Secretary Celeste Weilandt

(\*Remote)

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**Approval of the Agenda**

**Motion by Commissioner Slifka, second by Commissioner Moran to approve the Agenda. Motion carried unanimously by voice vote of 7-0.**

**Approval of September 23, 2021 Minutes**

Commissioner Mead voiced the following changes: Page 2, fourth paragraph, “will now include... wall of evergreens”; Page 7, bottom of page, Mead clarified that he voiced the major concerns (delete “his”) of the public and fellow commissioners; the noise issue mentioned throughout the document should reflect the issue as “overnight” noise. On Page 8, first paragraph, sixth line, revise “noise” to reflect “overnight” noise. Under Standard No. 3, near bottom of page, last sentence, where commissioners discussed increased noise from increased traffic, “commissioners agreed to add this to Standard No. 5.” Commissioner Mead clarified it should state that the “commissioners agreed to address this in Standard No. 5.” Moving to Standard No. 5 further down the page, next to the last line, Mead stated it should read, “Commissioners pointed out the overnight noise...” **Motion by Commissioner Mead, second by Commissioner Slifka, to approve the September 23, 2021 minutes, as amended. Motion carried unanimously by voice vote of 7-0.**

**Site Plan Review**

**A. FONA International, Inc. Expansion** – An expansion to the FONA International, Inc. facility including a 15,620 sq. ft. building addition and off-street parking. Location: 1900 Averill Road. Applicant: Schramm Construction on behalf of FONA International, Inc.

Representing the applicant, Mr. Ryan Quinn with Schramm Construction, explained the addition will be a single structure food processing facility 48 feet tall with steel on the interior and insulated metal panels on the exterior matching the existing building. A standard fire protection system will be installed. Approximately 41 employees will be working and preparing food in the addition.

Mr. Albert Tejada, director of engineering for FONA, International, explained the company produces flavors for the food industry. The new addition will house three additional spray dryers and the expansion will enable the spraying of dry flavors. The expansion will have an additional footprint for

another expansion in the future. The company intends to start construction soon, especially before the cold weather arrives. Three shifts will work in the addition. It is one of the first phases for future additions.

Per Commissioner Slifka's question, staff confirmed the new landscape plan does meet the City's code. Regarding a letter from the public, Commissioner Holoman asked if staff or the applicant had considered the (environmental) suggestions in that letter, wherein Mr. Quinn explained that there will be a LEED environmental consultant on board to help the company become more environmental friendly throughout construction. Engineer Mr. Tejada added that the new dryers will use less water and the new cleaning systems will reduce the amount of water used during routines.

**Motion by Commissioner Mead, second by Commissioner Slifka to approve the applicant's request for Site Plan and Final PUD approval related to a 15,620 square foot building addition, subject to final engineering approval prior to building permit issuance and subject to staff's findings of fact. Roll call:**

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

**Nay: None**

**MOTION PASSED. VOTE: 7-0**

Per staff, the above recommendations will be sent to the City Council meeting on October 25, 2021 at 7:00 p.m.

**Public Comment** – Mr. Patrick Greenberg inquired how the greenhouses gases would be reduced for this project while under construction, wherein Mr. Quinn said it would be looked at by the environmental consultant. Mr. Greenberg asked if there were any incentives to install solar panels or save rain water, wherein Mr. Greenberg said none were scheduled for the project. Asked if there could be a parking deck constructed versus adding more pavement, Mr. Quinn said there were only 7 additional parking spaces being added. Commissioner Holomon inquired what the Climate Action Plan was. DeGroot provided an explanation.

### **Other Business**

Planner True recapped that the applicant for the Geneva Farms North application has requested to move its meeting later in the month in order to come up with some compromises. The case will be before the 10/18/2021 City Council meeting. Two changes for that application include a tree fund and limiting trucks to travel east to Kautz Road during the evening hours. A public hearing is scheduled for 10/28/2021 for Geneva Farms South NE of Kirk Road and Fabyan Parkway (east of ice rink). Details followed. New applicant, Starfish Animal Rescue, is seeking to amend the Geneva Business Park Planned Unit Development to allow animal rescues. However, there will be no boarding of animals. The status of other projects followed.

Per Commissioner Moran's question, staff explained the cyclical process for developments it sees during the year. A status of the east side Dunkin Donuts followed. Staff inquired whether commissioner packets were still necessary to be placed at the police department. A few commissioners appreciated having them there.

### **Adjournment**

**Motion by Commissioner Evans, second by Commissioner Mead to adjourn the meeting at 7:35 p.m. Motion carried unanimously by voice vote of 7-0.**