

**MINUTES**  
**July 6, 2022**  
**Plan Commission**  
**City of Batavia**  
**REMOTE MEETING**

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; Vice-Chair Moore; Commissioners Peterson and Harms

**Members Absent:** Commissioners Joseph and LaLonde

**Also Present:** Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**3. Items to be Removed, Added or Changed**

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

**4. PUBLIC HEARING: Conditional Use Permit for a Cannabis Infuser and Transporting Organization**  
**CRM Enterprises, 1525 Paramount Parkway**  
**Jeremy Casiello, CRM Enterprises, applicant**

**Motion:** To open the Public Hearing

**Maker:** Peterson

**Second:** Harms

**Roll Call Vote:** Aye: Peterson, Gosselin, Harms, Moore

Nay: None

4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was opened at 7:01pm.

Strassman presented the staff report to the Plan Commission (PC). Chair Gosselin opened the floor for PC questions. Peterson asked if there was any odor. Jeremy Casiello answered that there would be no marijuana odor associated with the infusion business. The PC discussed the odorless THC and the products they would be making on site (e.g. candies, brownies).

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

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

The Public Hearing was closed at 7:14pm.

**Motion:** To approve the findings as drafted by staff in the memo  
**Maker:** Moore  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** Moore, Peterson, Gosselin, Harms  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

**Motion:** To recommend approval of a Conditional Use Permit for a Cannabis Infuser and Transporting Organization, CRM Enterprises, subject to the four conditions as drafted in the staff memo  
**Maker:** Peterson  
**Second:** Moore  
**Roll Call Vote:** **Aye:** Peterson, Gosselin, Harms, Moore  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

**5. Preliminary/Final Plat of Subdivision for 950 West Wilson Subdivision  
950 West Wilson Street, JKLM Land Development, LLC, Applicant**

Rackow presented the staff report to the PC. This is a .98 acre property that would be divided into Lot 1 (orthodontist office) in .47 acres and Lot 2 at .51 acres in size. There is a shared access easement proposed between the two properties.

Richard Williams, on behalf of JKLM Land Development LLC, addressed the PC. He announced that they are in agreement with staff's recommendations. Dr. John Wazio, orthodontist, expressed that he is in agreement with what is being proposed.

Chair Gosselin asked if the Commissioners had any questions. There were none. Chair Gosselin asked if there were any comments from the public. Rackow answered that there are members in the audience but there were no questions or comments.

**Motion:** To recommend City Council approval of the preliminary and final plat of Randall Mills Subdivision subject to the conditions in the staff memo 1 a, b, and c and 2.  
**Maker:** Moore  
**Second:** Harms  
**Roll Call Vote:** **Aye:** Moore, Peterson, Gosselin, Harms  
**Nay:** None

4-0 Vote, 2 Absent, Motion carried.

**6. Administrative Design Review Referred to Plan Commission for an Electronic Changeable Message Sign  
Priority Trucking, 1375 Paramount Parkway  
Aurora Sign Company, Applicant**

Rackow presented a staff report summarizing the memo to the PC. Michelle, Aurora Sign Company, stated this was the particular project that prompted the text amendment. They are working with the property owner to determine which landscape company he is going to work with. The example provided is similar to a project that was done earlier this year but in a commercial zoning district. She is not sure if the addition of a tree is required for an industrial area but if it is they could have that amended to meet the requirement.

**Motion:** To adopt the findings as drafted by staff  
**Maker:** Peterson  
**Second:** Moore  
**Roll Call Vote:** **Aye:** Peterson, Gosselin, Harms, Moore  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

**Motion:** To approve the Design Review for the proposed ground sign subject to the two conditions in the staff memo  
**Maker:** Moore  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** Moore, Peterson, Gosselin, Harms  
**Nay:** None  
4-0 Vote, 2 Absent, Motion carried.

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

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

**8. Other Business**

Rackow read a comment from Lane Allen to the Commission. The comment was “Allen & Peppia Architecture is having a meeting at 7/22 at 10am and Tuesday at 7/12 at 2:30pm regarding the interior and exterior remodeling of City Hall. We have been working on this event for numerous years. If you know any commercial quality contractors to please let them know. Contact Lane Allen at 630-346-4469 or [lallen@allanpepa.com](mailto:lallen@allanpepa.com).” Peterson asked if this would be coming to the PC. Albertson answered some would go to the Historic Preservation Commission (HPC) and then possibly to the PC. The first phase is internal.

Rackow discussed the new downtown plan with Houseal Lavigne, which is a planning firm based in Chicago. There is a round table meeting scheduled with PC, HPC and City Council before the City Council meeting on 7/18.

Strassman announced that this would be his last PC meeting. He is retiring next Friday. The PC thanked Strassman for his contribution to the City and congratulated him on his retirement.

**9. Adjournment**

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Peterson moved to adjourn the meeting, Moore seconded. All were in favor. The meeting was adjourned at 7:38pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary