

MINUTES
August 17, 2022
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; Vice-Chair Moore; Commissioners Peterson and LaLonde

Members Absent: Commissioners Harms and Joseph

Also Present: Drew Rackow, Planning and Zoning Officer; 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. Approval of Minutes

- **June 15, 2022, Plan Commission & Zoning Board of Appeals**
- **July 6, 2022 Plan Commission**
- **July 18, 2022 Batavia Downtown Plan: Elected & Appointed Officials Roundtable Meeting**

Motion: To approve the minutes from June 15, 2022; July 6, 2022 and July 18, 2022

Maker: LaLonde

Second: Moore

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

Nay: None

4-0 Vote, 2 Absent, Motion carried.

5. PUBLIC HEARING: Conditional Use for a Video Gaming Establishment in the DMU Downtown Mixed-Use District

Wilson Street Tavern, 105 East Wilson Street

Mark Hogan, applicant

Motion: To open the Public Hearing

Maker: Peterson

Second: LaLonde

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

Nay: None
4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was opened at 7:01pm.

Rackow reported that this property is zoned as Downtown Mixed Use, which does require a Conditional Use for gaming. Rackow discussed the staff report with the Plan Commission (PC).

Mark Hogan, applicant, addressed the PC. He stated that he was the person who approached City Council to revisit video gaming in establishments. With the pandemic, the business has been struggling and that is why he is considering putting them into his business.

The Commission discussed other video gaming establishments.

Chair Gosselin asked if there were any questions from the public. No members of the public addressed the Commission from the audience. Rackow stated there were no members of the public online.

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

The Public Hearing was closed at 7:09pm.

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

Motion: To recommend approval of a Conditional Use Permit subject to the four conditions, a-d, as drafted by staff in the memo
Maker: Peterson
Second: Moore
Roll Call Vote: **Aye:** Peterson, LaLonde, Gosselin, Moore
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 reported Moka Coffee's permit is completed and should be issued soon. A permit for the interior improvements for the theater have been received and the permit is under review. Winding Creek is under construction, and they are putting in the roads and infrastructure. Belle Tire submitted their plans for permit review. The Wazio subdivision was approved recently by City Council and is the process of being recorded. Casey's Gas Station is still in the works. Culver's is finishing up their permit. Rackow stated the Crabby Boil location has a new restaurant coming in called "Chicken Salad Chick" who has a number of locations in the south.

Rackow announced there are several projects that are coming to the PC soon. Rackow discussed the Downtown Plan's Downtown Plan Advisory Committee, library and School District meetings with the Planning Consultant. Additional small meeting are being scheduled with downtown stakeholders.

LaLonde asked about the exterior improvements to City Hall. Rackow stated that the only exterior improvements to the structure would be awnings and minor changes at the doorways. Rackow discussed most of the work is going to be interior, entry, safety improvements and parking area.

8. 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 7:34pm.