

MINUTES
September 1, 2021
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 LaLonde; Commissioners Harms, Joseph, Peterson and Moore

Members Absent:

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. Approval of Minutes:

- July 21, 2021 Plan Commission
- August 4, 2021 Plan Commission

Motion: To approve the July 21 and August 4, 2021 Plan Commission minutes

Maker: Moore

Second: Joseph

Roll Call Vote: Aye: Moore, Peterson, LaLonde, Harms, Joseph, Gosselin

Nay: None

6-0 Vote, 0 Absent, Motion carried.

5. Design Review for a Dental Office Building at 950 West Wilson Street Paul Florczak, Forma Architecture for Wazio Orthodontics, applicant

John Wazio, applicant, Randy Carr, Engineer, and Paul Florczak, architect, were all present at the remote meeting.

Rackow discussed the Design Review for the orthodontics office building at 950 West Wilson Street. The parking and landscaping comply for the property. There is a condition of approval that staff has included to change one of the trees specified to an alternate species. To provide additional screening in the rear of the property there could be a better arrangement of the landscaping. Staff

recommends that as part of condition of approval to replace trees in the rear with evergreen types. Overall, staff is in approval of this building. Rackow noted that there are a lot of environmentally friendly practices proposed with the building. Rackow stated that staff recommends approval of the Findings of Approval and Design Review subject to the eight conditions as listed in the memo.

The Plan Commission (PC) reviewed the site plan and renderings titled “New Orthodontic Clinic for Dr. John Wazio” utilizing the shared screen feature of Zoom. LaLonde discussed the parking layout, stormwater drainage, and materials with the applicant’s engineer and architect. Material samples with their colors were shown to the PC. Peterson asked how far the building is set back from the sidewalk on Wilson Street. Albertson answered 25 ft and Rackow noted the required setback is 25 ft and that complies with the Zoning Code setback. The PC discussed the landscape schedule, lighting plan and business hours. Dr. Wazio shared that he intends to have the parking lot lighting on until 11 pm for safety. Joseph stated that the design of the building does not seem to fit in with the traditional surroundings. Dr. Wazio stated that he would like his building to stand out. He and his wife did a lot of research and feel that Batavia could use something a little different than what you normally see. He hopes this inspires other developers or property owners to do something a little more modern and he feels strongly on what their design is. Harms stated that if this building were downtown it would not fit in at all but where the building is located, kind of close to the high school, it has the same airy glassy feel like the atrium of the high school. She thinks that it is fine. Joseph noted the neighborhood context and character of nearby buildings and stated that the building is nice but she would like to see a different type of building located there. Harms stated that she really likes the permeable pavers. Gosselin stated that the building is a nice design and has no objection to this building located in this eclectic neighborhood.

Chair Gosselin asked if there were any members of the audience who would like to address the Commission. Rackow noted that there were no emails from the public or members from the public who indicated they wished to address the PC.

Motion: To approve the Findings 1-5 as written by staff
Maker: Moore
Second: LaLonde
Roll Call Vote: **Aye:** Moore, Peterson, LaLonde, Harms, Joseph, Gosselin
Nay: None
6-0 Vote, 0 Absent, Motion carried.

Motion: To approve the Design Review subject to the conditions as written by staff
Maker: LaLonde
Second: Peters
Roll Call Vote: **Aye:** LaLonde, Harms, Joseph, Gosselin, Moore, Peterson
Nay: None
6-0 Vote, 0 Absent, Motion carried.

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

There were no matters from the public.

7. Other Business

Strassman announced the Winding Creek Planned Development and Subdivision would be brought to the Plan Commission on September 15th to review.

Strassman stated that the revision to the landscape plan for Avenue Marketplace would also be on the agenda for September 15th.

A Conditional Use will also be on the September 15th meeting for a brewery with a taproom.

8. Adjournment

There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Joseph moved to adjourn the meeting, Moore seconded. All were in favor. The meeting was adjourned at 7:47pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary.