

City of Genoa  
Plan Commission  
Meeting Minutes  
August 8, 2024 ~ 7:00 P.M  
Genoa City Hall Council Chambers

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff</u>
Jennifer Barton	Michael Cirone	Alyssa Seguss
John Patela		Leslie Sanderson
Chris Riggs		
Ron Sheahan		
Brian Wallace		
Dan Dold		

<u>Petitioners</u>		
Rolf Anderson	Council/Consultant	for IBEW
Derek		

<u>Guests</u>		
Gordon Jones	Resident: 11794	Pebble Beach Cir
Rick Schmidt	Resident: 606	Cherry Tree Ln
Richard Arsenault	Resident: 301	Market St

I. Ron Sheahan called the meeting to order at 7:00 PM and roll call was taken.

Jennifer Barton	Present
Michael Cirone	Absent
John Patela	Present
Chris Riggs	Present
Ron Sheahan	Present
Brian Wallace	Present
Dan Dold	Present

Quorum Present

II. No Public Comment for items not listed on the agenda.

III. Jen Barton made the motion to approve the minutes of the July 11, 2024 meeting, John Patela seconded.

Jennifer Barton	Yes
Michael Cirone	Absent
Dan Dold	Yes
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Dan Dold	Yes

Motion Passed

IV. New Business

A. **Public Hearing #1:** to consider a request by NECA/IBEW Local 196 Safety and Education Fund Building Corp., as petitioners and property owners, for approval of a petition to amend Ordinances 2018-25, 2019-02, and 2023-12, amending the Preliminary and Final Planned Unit Development and approval of a Special Use Permit for a Small Wireless Facility to construct a 40' metal tower/monopole for training purposes at the property commonly known as 515 Forest View Drive, pursuant to the Unified Development Ordinance of the City of Genoa. The recommendation for these requests of the petitioner is outlined further in the attached Project Review Report.

1. Open Public Hearing and Establish Quorum

Jennifer Barton	Present
Michael Cirone	Absent
John Patela	Present
Chris Riggs	Present
Ron Sheahan	Present
Brian Wallace	Present
Dan Dold	Present

Quorum Present

2. Petitioner Comments

Rolf Anderson reviewed the request for the metal tower/monopole construction, stating it will be built within the detention pond adjacent to the training area. Derek also stated that the metal will be galvanized, meaning no rust and no need to repaint.

3. Staff Comments

Alyssa reviewed over the staff report conditions on the monopole.

4. Plan Commission Questions/Comments

Any plan for uplighting on the pole – no – training only held in the daytime, any plan for fencing around the pole area? None

5. Open the hearing for Public Comment

6. Public Comment

Gordon Jones – any type of ladder or climbing equipment attached to the pole – only during training

Rick Schmidt – safety issue – does anyone have access to climb the pole - none

7. Close Public Comment

8. Plan Commission Deliberation and Motion on Petition

Brian Wallace made a motion to recommend approval to City Council of the afore mentioned petition, Jen Barton seconded.

Jennifer Barton	Yes
Michael Cirone	Absent
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Dan Dold	Yes

Recommendation approved

9. Close the Public Hearing #1

B. **Public Hearing #2** to consider proposed text amendments to the City’s Unified Development Ordinance in relation to the definition of a corner side yard as it relates to permitted yard obstructions.

1. Open Public Hearing and Establish Quorum

Jennifer Barton	Present
Michael Cirone	Absent
John Patela	Present
Chris Riggs	Present
Ron Sheahan	Present
Brian Wallace	Present
Dan Dold	Present

Quorum Present

2. Petitioner Comments

3. Staff Comments

Alyssa reviewed the memo details of the proposed amendments

4. Plan Commission Questions/Comments
5. Open the hearing for Public Comment
6. Public Comment

Richard Arsenault – reviewed his case in general as a resident with a corner side yard.

7. Close Public Comment
8. Plan Commission Deliberation and Motion on Petition

Jen Barton made a motion to recommend approval to City Council the amendment to the Corner Side Yard Definition within U.D.O., Brian Wallace seconded.

Jennifer Barton	Yes
Michael Cirone	Absent
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Dan Dold	Yes

Recommendation approved

9. Close the Public Hearing

C. Old Business - None

D. Announcements

- These petitions will go to next City Council meeting on August 21, 2024
- Next Plan Commission meeting is September 12, 2024 regarding the UDO
- Looking for feedback on the website regarding this matter, none received yet

E. Adjournment

John Patela made the motion to adjourn the meeting, Jen Barton seconded.

Jennifer Barton	Yes
Michael Cirone	Absent
John Patela	Yes
Chris Riggs	Yes
Ron Sheahan	Yes
Brian Wallace	Yes
Dan Dold	Yes

Motion Passed

The meeting was adjourned at 7:31 PM.