

Village of Northfield

Special Council Meeting

August 6, 2012

Mayor Jesse J. Nehez called the meeting to order at 7:30pm. following the Pledge of Allegiance.

The roll call was taken by Finance Director Monica James with the following present: Beatrice Greenlee, Karyn Selle, Mary Volny, John Schlueter, John Bolek and Linda Bowen. Law Director Brad Bryan and Service, Building and Zoning Superintendent Jason Walters were also present.

There was no business of petitions, memorials and remonstrances.

John Bolek asked if there was anyone in the audience who wanted to speak with regards to Resolution 2012-47 or Ordinance 2012-52. No one spoke.

Brad Bryan read Ordinance 2012-52, an emergency Ordinance amending, repealing, or establishing sections 1220, 1270, 1272, and 1278 of the zoning code relating to the c-1 zoning district, conditionally permitted special uses, and the authority of the Planning Commission related thereto. Amendment 4 on page 7 was a concern to the owner with regards to the parking. Council agree to put this on second reading today and then put on third reading

John Bolek asked D.B. Hart if the Ordinance was adopted as written and the track project doesn't go through, does this fix the non-conforming uses up to date. D. B. Hart said that it specifies in the Ordinance now it may or may not deal with it. John Bolek is concerned with the lighting from the new hotel. D. B. Hart said that those are things to deal with when plans are submitted. D. B. Hart said that the process of evaluating it is balancing the private and public interests involved. Mr. Hart said that it is a much more elaborate process in the beginning and you get through it both sides feel better about the process. John Bolek asked Mr. Hart if there are any weak points that need to be looked at. D. B. Hart said that we are buying into a process and once we have done that, and recognizing it is outside of the norm. D.B. Hart said he is comfortable to say there are no weak points. John Bolek asked Jason Walters what the setback is for businesses. Jason said that it is 50'. From the center line and is mandated by the State. John Bolek said that there is talk that they want to widen, and/or put turning lanes in. Jason said that it still would have to conform to the 50' setback.

John Schlueter thanked D. B. Hart for his expertise and advise he has given to the Village.

John Bolek said that on page 8 it states that we will be paying members of the Planning Commission. Mayor Nehez stated that they do receive pay currently per meeting.

Mary Volny stated that on page 11, the builder will have a more definitive plan on how the horseman will get into the track due to the fact that the current road will be removed. Mary Volny said she is concerned about Summit Ave and the high volume of traffic. D.B. Hart stated that this will be addressed when they move to a more definitive plan of layout. Mayor Nehez stated that there will be a buffer zone and we will try to hide the road as much as possible. Mayor Nehez stated that the road will only be used for the horsemen. D. B. Hart said that the current zoning would allow parking right up to the residential yard and the new zoning added the buffer. John Bolek said that the track owns the last two lots at the end of Summit Ave, and wondered what they were going to do with that land. D. B. Hart said that the Village could say that is not an appropriate location and it is reasonably subject to approval.

John Bolek asked how the Village is going to deal with the issue of signs because our code now lets the track do whatever they want with signs. Karyn Selle stated that the signs are dealt with on page 11 and 12 and it give the Village the authority. Brad Bryan said that it is supposed to attract people from other states and the needs for this type of business are for a different use.

John Bolek asked D. B. Hart if 60 days is reasonable time period for the Planning Commission to deal with the DBT. D. B. Hart said that the property owner can state whether it is reasonable and in the past a certain period of time , if no response from the City/Village then the applicant can deem approved. D. B. Hart said from the Village stand point it the time period isn't important, but for them the 60 days is a important time line. John Bolek said that page 13 stated the negative impact of adjacent properties, and shouldn't the Village take pictures of neighboring properties. Brad Bryan stated that we know we are going to have more traffic, we don't know how much and we want to make sure that the traffic is flowing and people can exit their streets. D. B. Hart said no, because by approving this Ordinance we are acknowledging that there is going to be an impact. A motion was made by John Bolek and seconded by Beatrice Greenlee for the amendment and carried with 6 ayes. Council put this on third reading for the August 8, 2012 Council meeting.

Brad Bryan read Resolution 2012-47, an emergency Resolution authorizing the Mayor to enter into a purchase agreement with the Jellisons regarding the 199 Ledge Road Property. Council agreed to put this on second reading today and will be on third reading at the August 8 2012

council meeting. John Bolek asked if Jason could set up for any Council members to view the 199 Ledge Rd property if they haven't already. Jason said he will try and speak with Jellisons. Jason Walters said that he has been hearing there are many questions. Jason said that he hasn't had anything negative said to him regarding the purchase of the building. Jason said that for the most part all resident he has spoke with are happy with the town in general. Jason said that this new building will house most of their equipment, and they can't expand on the existing building. Jason said there is a lot of flexibility in this new building purchase and there aren't many options within the Village. Jason said he has heard that the prior Mayor and the current Fire Chief have been saying negative things about this purchase, and Jason said he was hoping that the Fire Chief was here this evening so that he could address it. Jason said it is embarrassing to have a resident come into his current office and it is flooding because it is raining outside, or the bathroom issue with Lisa Rodriguez using the same restroom as the guys. Jason said that this isn't about him purchasing something, it is about the Village getting something. Jason said he is very upset over many negative things that he has heard, especially from employees of the Village and over the past years Jason said he has cut his budget to take care of the Fire department. Jason said that he did budget for this building and other items won't be in the budget. Jason said that what the Village is gaining is a positive purchase towards the future. Jason said he is offended and it upsets him that people have said "Jason's toys" or "Jason's toy shop". Jason said that even in Macedonia they have many buildings, and still don't have all of their equipment inside. Jason said that when the people that come into his office it is a problem. Jason said that he understands it is Mayor and Councils job to protect the purchases.

Mary Volny said this has nothing to do with the service department. Mary said that this is an investment in the items that have been purchased and equipments that has been purchased. John Bolek said that we can no longer ignore the handicapped requirements, and we have to provide Lisa Rodriguez equal restroom requirements. Jason said that it was brought up to previous administration and they joked and said "it is just Lisa". Jason said that Lisa doesn't make it an issue if you speak with her, but this needs to be dealt with. John Bolek said that the hardest part to accept about this deal is the first two years, and years two through five are easier because there is more capitol available. Jason said that Council purchases all of this equipment and then they sit outside and they get affected by the weather. Mayor Nehez said that at his work a mower at his work was stored outside and then the lines dry rotted and the gas line leaked and then it caught on fire. Jason said that is how the current records are that they have stored.

John Bolek said that he has had two residents who weren't comfortable with this purchase because of the fact of the appraised value. Jason said that he firmly believes this purchase is a needs and not just a want.

John Bolek asked if this Resolution was to pass, what is the timeline for service department to start utilizing this building. Brad said that the Village has 90 to change their mind and the first payment and closing is in January. Brad said that there is a possibility if the budget is looking good where there is some extra room, that maybe they can move the process forward and maybe put down \$10,000 early, before the snow flies and pay the remainder of the payment in January and then can move the equipment in early.

A motion for adjournment at 8:35pm. was made by John Bolek and seconded by Beatrice Greenlee, carried with 6 ayes.

Lisa M. Rodriguez, Administrative Assistant

President of Council

Clerk of Council