

Planning Zoning Chairman Mike Carr called the meeting to order at 7:00p.m.

In attendance:

Committee Members

Roger Mullins

Bruce Martin

Ross Hohulin

Hank Melton

Also in attendance were Trustees Daryl Wilkendorf & Terry Nohl, Village President Jim Edwards, Village Attorney Mike Gifford, PWA Josh Nohl, Clerk Sheri Martin and Brad & Erika Leman.

Meeting subject: To review the Annexation Petition, Annexation Plat and Pre-Annexation Agreement for Seabbail, LLC (also known as Trinity Stone) and to make a recommendation to the Village Board for approval or disapproval.

Chairman Carr asked if everyone had time to review the Annexation Petition and asked if there were any questions or concerns with the petition. There were no questions or concerns, Petition appears to be correct.

Language at the end of paragraph 6 was requested by their attorney.

SEABBAIL shall not be responsible for any costs to extend the sewage system and shall not be charged a hookup fee in the event SEABBAIL is required to connect to the same.

Planning Commission is to decide whether or not to except the language. Ross Hohulin said in the past we have tried to help other businesses coming into the Village and suggested we not put a time limit on when Trinity Stone would have to hook on. Melton asked if this is normal, Chairman Carr said normally there would be a connection fee to hook onto the sewer. Currently the sewer goes to the south side of Raymond and can only go so far north gravity sewer and development farther north would require a lift station. Sometimes it less expensive to put a private pump station in and directional bore a small pressure line to manhole. Chairman Carr said the Village could have them hook on only if and when their septic system fails. Hohulin said that is how it is typically done. Mullins said the Village approached Trinity Stone to annex into the Village. PWA Nohl also mentioned that the committee should consider the fact that Trinity Stones does bring sales tax to the Village. Motion was made by Hohulin, seconded by Melton to approve as follows:

6. SEPTIC SYSTEM. SEABBAIL will install a private septic system to serve the Property in strict accordance with the applicable requirements of Woodford County. In the event the Village extends its sewage system in the future, if SEABBAIL's septic system fails, it would be then required to connect to said sewage system, at its own expense and cease use of its private septic system. SEABBAIL shall not be responsible for any costs to extend the sewage system and shall not be charged a hookup fee in the event SEABBAIL is required to connect to the same. Motion passed with the following roll call vote: Melton – yes, Mullins – yes, Martin – yes and Hohulin – yes.

Annexation Plat was then reviewed. Chairman Carr stated Engineer Yockey has reviewed the Annexation Plat and does not have any issues with it. It appears to be correct. The Village easement was discussed and also appears to be correct. There were no other questions regarding the plat.

Attorney Gifford discussed the Annexation Agreement and the changes requested by himself and Engineer Yockey and presented the Annexation Agreement as it is now, as discussed earlier with changes to 6 Septic System.

Motion was made by Hohulin, seconded by Melton to recommend approval of the Annexation Petition, Annexation Plat and Annexation Agreement subsequent to the changes that have been made at this meeting. Motion passed with the following roll call vote: Melton – yes, Mullins – yes, Martin – yes and Hohulin – yes.

Trustee Wilkendorf asked to address the Planning Commission as a citizen. Wilkendorf stated he has 3 items to discuss.

1. This annexation makes a lot of sense for the Village. It ties business/commercial to business/commercial. It doesn't interfere with the person next door. It shouldn't upset anyone with what's happening there. He is supportive of the annexation.
2. Second was a question for Chairman Carr - Did you get any feedback from the last board meeting when we had a member of the public come and speak with us about the concerns of the ordinances or lack of ordinances in the village about zoning, ordinances, etc. Somehow we need to communicate to the Planning Commission because I think you're getting left out of the loop. A passionate member of the community came and spoke to the board, there weren't any specific violations, but ways to make the city better. It's going to take some ordinances changing to make that happen. On his behalf and again speaking as speaking as a citizen I urge the PC to sit down, call a meeting get together get public input whatever you have to do to get some enforceable and improved regulations on the board that will keep Goodfield as good as it is or was at one time. I think that is critical. Set up some rules to protect the citizens those of us who have invested with our hard earned money in this community.
3. Lastly, Wilkendorf asked Chairman Carr if he had shared the letter he wrote to him in May with the Planning Commission. Chairman Carr said he had not because heard from anyone wanting to annex out there at that time. Chairman Carr asked Wilkendorf not to hand out letter at this time. Wilkendorf explained he wrote a letter to Mr. Carr back in May about a proposed development that might take place on the south side of 74 near the subdivision I live in. That development would be industry and would require changing some of the Village zoning from R1 to industry and I submitted a letter to Mike opposing that sort of change with 53 signatures, which I think represent more than 10% of the Village adults. Mikes right about maybe waiting until you receive the request for the change to take place makes sense but I want to be on record, as I've said numerous times already, that there is a fair amount of opposition and in my life I've always learned that the sooner you learn about opposition the sooner you can stand together and figure out how to make it work the better off you are. If we are going to wait until somebody shoots the gun and we are starting the race then more lawyers will get involved then we want.

There being no further business, motion was made by Mullins, seconded by Hohulin.
Meeting adjourned at 8:28p,

Respectfully Submitted,

Mike Carr
Planning Commission Chairman