

EEHW COMMITTEE MEETING

May 24, 2018 5:30 P.M.

MEMBERS PRESENT

Tim Dudley, Chair
Helena Buckner, Vice Chair (arrived @ 5:41)
Kevin Meachum
Jerry Potts
Laura Zimmerman
Debra Kraft

COUNTY PERSONNEL PRESENT

Kathy Powless, VA
Kris Horton, Animal Control
Dianna Heyer, Health Dept
Laurie Rasmus, Env Mgmt
Jennifer Gunter, P&Z

Jeannie Durham, County Board Office

MEMBERS ABSENT

Grant Noland
Matt Brown
Rachel Joy

The meeting was called to order by Chair Dudley at the Macon County Office Building.

MINUTES

Mr. Potts made a motion to approve the April 26, 2018 meeting minutes, seconded by Ms. Kraft and the motion carried 5-0.

CLAIMS

Ms. Kraft made a motion to accept the report of the claims as presented, seconded by Ms. Zimmerman and the motion carried 5-0.

ZONING –

Macon County Board Resolution Regarding Case S-03-05-18, A Petition Requesting a Special Use Permit Submitted by Lisa Smith

Ms. Gunter explained that this is for the operation of a coffee house and beauty salon in A1 Agricultural zoning. The property is commonly located at 8791 Bethel Road in Pleasant View Township. After reading the ZBA minutes, you will have noted that there are a lot of unknowns that need to be addressed before this can proceed. For example, the land purchasing of extra land for parking. There are requirements from the Health Department and as of Tuesday, they had not contacted Kathy Wade to discuss any of those issues with them. On May 2, the Zoning Board of Appeals held a public hearing and based on the finding of facts and staff recommended approval, the ZBA voted 3-0 for approval of the special use permit with stipulations. The only thing the ZBA members changed was on #2 where Ms. Gunter said they should comply with Macon County Zoning Ordinance on the sign size, and they gave them a minimum of an 8' x 8' sign for the property.

Mr. Meachum said it does not sound like they've complied with the Health Department requirements. Ms. Gunter said there is nothing that they have to turn in to them yet because they are not at the building permit stage, but there are a lot of questions because the property is very small. Ms. Kraft commented that it is a former church and there is a cemetery completely

around it. Ms. Gunter explained that the petitioner had not spoken with her prior to submitting it. No preliminary talking took place. They were under the assumption that they were going to use the cemetery parking lot for parking for their business and they can't do that per the Macon County Zoning Ordinance. All parking has to be on site. There were more questions about the Health Department requirements. They were going to have to put a new septic system in and were talking about putting laterals onto the other property. Ms. Gunter said she does not speak for the health department, but she told them that they needed to contact Kathy Wade immediately and talk to them about the things they need. Ms. Kraft said they are a very nice couple but they need to get their ducks in a row.

Mr. Meachum made a motion to table the resolution until they get their ducks in a row. Chair Dudley asked about the timing and how tabling it would affect them. Ms. Gunter stated that she did not know of any timeline. The motion was seconded by Mr. Potts, and the motion to table carried 5-0. Mr. Meachum commented that by tabling, it will give them opportunity to get it straightened out and come back. If we vote no, they can't get it.

Macon County Board Resolution Regarding Case S-02-05-18, A Petition Requesting a Special Use Permit Submitted by Sol America Energy / George Mori

Ms. Gunter explained that this is to allow the development and construction of a solar farm project in A1 Agricultural zoning. The property is commonly located on Cundiff Road in Whitmore Township. On May 2, the Public Zoning Board of Appeals hearing was held and based on the finding of facts, the staff recommended approval. The ZBA voted 3-0 for approval of the special use permit with stipulations as listed in the resolution. The only thing they changed was on #3F. It was that solar panels shall be kept at least 500' from a residence and the ZBA changed it to 300'. Ms. Gunter pointed out on the map that there is a house that will be 300' and another house will be 475' from them. Chair Dudley asked how Ms. Gunter felt about it. He said we have an ordinance for a reason. We have set backs for a reason. Ms. Gunter commented that we do not have an approved solar ordinance yet. She said she took the stipulations from the draft ordinance and put them in the special use permit stipulations. Mr. Meachum asked if the landowners of the houses that are going to be affected at the meeting and if they had had any objections. Ms. Gunter said there were no objectors at the meeting and the only person she had spoken to had asked how close they would be. She indicated that she was maybe going to try to come to the meeting, but she did not say anything else. Ms. Kraft said that she hates to approve something with the "If you follow the stipulations". She said she thought everything should be covered and everything taken care of and then proceed. Chair Dudley said that is a note well taken, but sometimes there are things where they want to make sure they can get their Zoning or something before going on. When you're talking about setbacks . . . He asked Ms. Gunter if a solar ordinance is in the works. Ms. Gunter said it is at the State's Attorney's Office pending approval. Mr. Meachum clarified that it was at 500' and they're asking for 300'. She confirmed saying that 500' is common. She said she had checked with other counties and Kankakee, Tazewell, and a lot of them are at 500'. Ms. Kraft asked to be shown again where house and the 300' were on the map. She said they want to get close to the sub-station. Ms. Kraft said she is all for the solar farm, but just can't . . . Chair Dudley asked about the person that is affected that is 300' away from the property is not the owner of the solar farm and if they had been notified. Ms. Gunter said yes. State Statutes require that she

had to be notified. She did call in and Ms. Gunter said she had talked with her. Ms. Kraft asked if she had a concern. Ms. Gunter said all she did was ask questions to get information, but she did not come to the meeting. Mr. Potts asked if this were changed back to 500', would the project be over. Ms. Gunter said that the representative that was here last time told her that if it's not 500', it is dead in the water. Mr. Meachum said he was ok with the 300'. They are only 4' off the ground. With 300', there would not be a visibility problem. They are solar panels. Chair Dudley asked if the ordinance would be changed to 300" then. Ms. Gunter said she would leave it the way it is. She said she is the fact finder. She states the stipulations. It is up to the ZBA if they want to change something. It is up to you guys to change the stipulations. She said she just comes up with them. Ms. Kraft said they are in place for a reason. Ms. Gunter said a lot of counties have the same ordinance or a lot of the same things in the ordinance. When the solar company came to her and said that 500' was a lot, she took a look at Kankakee, Ogle, Tazewell and there were a lot of them that were 500'. Chair Dudley asked the solar farm rep to come up.

Pete Corbett, Sol America Energy, Atlanta & Chicago Offices:

Chair Dudley explained that this is all infancy stuff and asked if the 300' is imperative and they can't work with the 500'. Mr. Corbett said it is the amount of density of the amount of solar on the land for what they have to pay for the land to make the economics work under the program that is offered by the state. Mr. Dudley said that if it is 500' then, it is not going to work. Mr. Corbett agreed saying that they are up in the corner trying to stay south as much as possible. He said they have added landscaping for folks before to try to make it more comfortable for fence screening. It's tracker system and the bottom is right above 4', the module is up in the morning facing east and it may be up to 6' on the top side and then in the afternoon, it's 6' on the other side facing west. It is a little bit taller, but is not much taller than the fence itself.

Ms. Buckner arrived at 5:41 p.m.

Mr. Potts made a motion to forward the resolution on to the full board, seconded by Mr. Meachum. Roll call vote as follows: Ayes – Mr. Potts, Mr. Meachum, Ms. Zimmerman / Nays- Mr. Dudley, Ms. Kraft, Ms. Buckner. The motion did not pass with a tie vote of 3-3.

Mr. Corbett asked if they could come back with an appeal. Chair Dudley said yes and that he hoped he understood that the way the committee was looking at it was that there is not even an ordinance in place, there's a person within 300', and he would hope that they could figure out a way to work with that. That would be the preference. This is a 9 member board and there are three people missing. The vote next time could go either for or against it. He said they are all about solar farms, but its early, there's no ordinance in place. He said he just thought they need to think it over and he said that he hoped that maybe some adjustments could be made.

SUBDIVISIONS – None

REPORTS

Planning & Zoning – No Report

Regional Office of Education - No Report

Mental Health – No report

Historical Museum No report

U of I Extension No Report

Animal Control

Ms. Horton distributed the monthly report.

A cat special is going on from now til next Saturday. All cats & kittens are \$50. Kitten season has started. Twelve or 13 have come out of foster homes today and are old enough. There are about 60 more in foster homes that are not big enough to go up for adoption yet.

The last several years, as far as citations and tracking rabies registrations out in the county go, has been an issue because a database has not been kept at Animal Control. By the time an email is received from the city, it would be two to three months past and all of them would have to be looked up again by hand and wardens would have to be sent out to each address. Most of the time, there was not resources to get that done. Ms. Horton reported that they had talked with the city several times and finally one of their IT people managed to write a bunch of reports and allow access to the database and now Ms. Horton said they are able to send out reminders and citations for the whole county through the mail. This was started at the end of last year, starting with just a reminder and asking for compliance only. In the first three months of 2018, we were up over \$10,000 from the previous years. It is a lot of work, but it has been streamlined, reviewed by the State's Attorney's office, and is now bringing a lot of people in. The way it is now being done is that the people can call or bring in the citation and purchase the tags right there at animal control. If the pet is taken to the vet, the citation fee is waived. All they want is for everyone to register. Without any citation fees, collections were already up \$10,000 in 3 months.

Veteran's Assistance -

Ms. Powless distributed a flyer agenda for Memorial Day and announced it would be at 10 a.m. at Fairview Park under the large pavilion.

Health Department – No Report

Environmental Management –

Ms. Rasmus reported on the Beautify Decatur Coalition. They are trying to work with an organization called America in Bloom to receive recognition. It is a national award program that Beautify Decatur is aiming to achieve this summer. Many of you know the Beautify Decatur Coalition began a few years ago with a focus on beautification, primarily in the City of Decatur, both in the business and residential communities. Their focus was on picking up litter, planting flowers and through instituting an awards system primarily for businesses. They've taken this a step further and are looking for this national recognition called America in Bloom. To be considered for this award, a community or city goes through a judging. The City of Decatur's judging is going to be this July 19 & 20. It is a two day event and many people in our

community are involved. There is quite an extensive itinerary setup for the judges to go from place to place within the City of Decatur, see some different things, and hear a presentation. There are 7 criteria that the America in Bloom judges are looking for. One of them is environmental efforts. The Beautify Decatur Coalition has asked Ms. Rasmus to report on environmental efforts during the July efforts. There are many criteria within each category. Ms. Rasmus said she would be presenting on just a few of them within the environmental efforts. Going back to the criteria, one thing the organizers locally did is look at these criteria and they did feel like #4, Environmental Efforts, is really a strong suit in the City of Decatur.

One category has to do with curbside collection. It is a pass / fail category or you would get 0 points or 2 points. The City of Decatur does comply with that quite easily in that there is curbside collection not only for trash, but single stream recycling and yard waste compost. That is a plus in our community. The single stream recycling was instituted in 2011 in the City of Decatur. As previously mentioned, this is a City of Decatur focus. Folks that are not in the City are serviced outside the city, including single stream recycling via the drop off boxes.

Another category has to do with yard waste composting. Again, this is a pass / fail category. Residents are also served with curb side service for yard waste and the yard waste is transported to a primitive compost site within the county. The compost facility accepts bulk waste from individuals and commercial landscape waste.

The next category has to do with prescription drug drop off. Macon County and the City of Decatur are very strong in this category. This is pass / fail, but we are very strong in that the both the Decatur Police Department and the Macon County Sheriff's Office, which are open 24 hours, have drop off locations and there is a Walgreens store on the west side that has a drop off location as well.

Hazardous Waste is more than pass / fail and we can be scored on that up to four points. There are several programs that are available to the City of Decatur as well as all of Macon County. Various items are accepted for safe disposal recycling. Macon County Environmental Management offers about a dozen events each year for the collection of both latex and oil based paints, stains & varnishes. Since 1999, seventy thousand gallons of paint have been redistributed for reuse or safely disposed of through this program. Between our department services and a number of businesses, other household hazardous waste is accepted also. Residents may drop off their mercury thermostats, fluorescent bulbs are accepted at two different locations, rechargeable batteries at more than six locations, automotive batteries at dozens of auto parts stores, and motor oil at 5 auto parts service stores.

Electronics recycling is a graded category worth 0-5 points. Illinois banned consumer electronics from landfills in 2012. Two years before that ban, Macon County began an electronics collection program. In 2018, the county is offering over 20 collection events and is on pace to collect more than 250,000 pounds of electronics. In addition to the county's program, two local retailers offer electronics recycling as well. Those are Best Buy & Staples.

Plastic bag collections are a category. Macon County Environmental Management encourages the use of reusable bags, however, for those who elect to use plastic bags, bags are collected for

recycling at most grocery stores and department stores including all Kroger and WalMart locations.

Foam Collection – Last year, DART Container in Urbana opened a drop off site for foam. A delegation from Macon County visited the Urbana site and learned that the collected foam was processed in the densifier and then recycled into new product such as picture frames and moldings. Within short order, in April, Macon County implemented a pilot program for the collection of foam. The program proved to be positive in that the collected foam was clean and without contamination. Efforts are now under way to fine transportation options that would minimize environmental costs and overcome some of the hurdles so that it can be a long term sustainable program.

Rain Barrels – Since 2010, Macon County Environmental has operated a rain barrel program. Over the years, close to 300 rain barrels have been harvesting rain water. Provided that each of those barrels has been filled 6 times each year over 400,000 gallons of rainwater has been harvested to the benefit of our local gardens.

Community Involvement – Environmental education and awareness is promoted by providing recycling services at events such as the Farm Progress Show and Decatur Celebration. In 2017, over 9,000 tons of recyclables were collected during the 3 day Farm Progress Show that attracts Hundreds of thousands of visitors. Hands-on activities on Earth Day are facilitated and America Recycles Day as much as possible. The department offers a Community Sustainability Grant that provides funding for projects such as rain water harvesting and recycling.

Ms. Rasmus showed a picture of Crossings Health Care that won the grant last year. They put in a perimeter around their garden and the posts are made from recycled plastic product.

To further bolster our environmental efforts, the County is acquiring a 100 acre parcel of land that will serve as an Environmental hub. The county plans to build a recycling center, develop a compost site and host a community solar farm on that parcel. We are now in the process of finalizing building plans and making applications for environmental permits. There are many other environmental resources and programs as described on the website.

Citizen's Remarks –

Gary Brennan, Decatur, IL

Mr. Brennan stated that he was chairman of this committee in the 1980's, chairman of the Highway Committee and that led to becoming the Decatur Township Road Commissioner. He said he had a stroke on the 13th of April and is not supposed to get excited, he said he is and that is why he is here. He said that he did not think the committee is doing anything they should be doing. He asked how many of them have been to 3968 W. Division that they had changed the zoning from A1 Agriculture to R1 Residential. He repeated his question of how many of them on this committee had been there. Anybody that has been there and would ok building a house on a 150' cliff with a bunch of trees below it and no road into it, he said he did not understand. He said he had just completed putting \$15,000 in culverts at the end of Division Street when he noticed signs appear on W. Center for rezoning. He said it was his fault, but he thought it was dealing with the rezoning of the hayfield behind the church that is out there. He

said he knew there was something going on and the county was expanding that road. He said, "Boy, was I wrong". He said he was a quarter to half mile off. They were talking about rezoning on W. Division. The people on W. Division, most of them, do not go down Center. The little tab that it would make any difference on W. Center would go into the hayfield so that when they brought the material over for this house to be built, they could get there. In the meantime, they were going to build a road and they sent something to sign. He said he immediately went to the Superintendent of Highway who said, "that is no place to build a house. They gotta be nuts to build a house there." Mr. Brennan said he cannot believe anybody on this board ok'd that. But, anyway, the Supervisor of Highways says that is not a true call. He said the County Board had already made that decision. He'll have to make sure that the road is brought up to date up to that. Well, when you are going up 150' cliff, it is hard to make a very good road. He said he had signed the paper on August 18, 2016 and you ought to see it now. It will soon be two years and it is terrible. They got started on the house by coming in off of Center, but you can't hardly get up that hill to get to that house on Division. He said he had signed it because it says, "in my capacity as Decatur Township Highway Commissioner, I hereby certify the attached plat of Summerlott 3rd Addition has been examined by me and I approve the subdividers final plat". I am not ok with the building of the house. They done a terrible job of hooking into the water system. Some day this will be the City of Decatur. But, the City of Decatur picks and chooses where they annex. If they've got to spend more money to annex it than what they are going to bring in in taxes, they don't annex it. But, they had a water hydrant down there put in by the City of Decatur and the people building the house tapped into it. That was a year ago. They left it in a mess. The homeowner, where they tapped into it in his yard, has been calling me left and right wondering what I'm going to do about out there. So, Mr. Brennan said he had called "your people" that authorized this and they said that was my job. I'm supposed to go to the landowner and find out who tapped into the water, who is doing the road. They washed their hands of it. It's got the telephone number of right up here of who to call about that permit. Mr. Brennan said he did not sign the permit. He said he just said he agreed with the final plat of the road and they want to turn it over to me. The people that live in that area have got all kinds of questions. He asked the people at the meeting if any of them are people that live on Division. The owner of the house spoke up. Chair Dudley said they'd get to that. Mr. Brennan went on to say all he approved was the road. He said he darn sure was not approving building that house. He said he can't believe that any of them went and looked at it. Chair Dudley asked Mr. Brennan to show him on the map the area he was speaking of. After verifying, Mr. Dudley asked whose right of way it was. Mr. Brennan said it is going to be Decatur Township. He said he was not sure when it gets turned over to him. Mr. Dudley said it has always been his. He verified that Mr. Brennan has Division Street. Mr. Brennan agreed. Mr. Dudley said the whole area Mr. Brennan had pointed out is all Decatur Township. He asked what the problem was. Mr. Brennan said the problem is the permit that had been issued to build the house. It was plum stupid. Chair Dudley said the permit has nothing to do with the road. He said that Mr. Brennan would have had to do something to give permission or done something with the right of way. This is your right of way. Before the permit was issued, letters were sent to everybody including you. You could have said no. If you would have said no, the permit would not have been issued. But, you signed it. Mr. Brennan said the highway superintendent had talked out of the other side of his mouth because he didn't say that. Chair Dudley said he was asking if the facts are correct. Mr. Brennan was sent a letter to approve the plat and subdivision and you signed the letter to approve it. Mr. Brennan said if they build the

road correctly. Mr. Dudley said no, did you sign the letter approving the plat. Mr. Brennan said yes. Mr. Dudley said ok, if you hadn't signed the letter, it would have stopped it. But, you signed it. Mr. Brennan said he was glad he knows that now. He said that Mr. Dudley had signed it before he did. Mr. Dudley said that does not matter. Mr. Brennan said that the guy at Highway said that because you (Mr. Dudley) signed it, he (Mr. Brennan) had to sign it too. Chair Dudley said you don't have to do anything you don't want to do. It is your right of way.

Dennis Welch, 3960 W. Division

Mr. Welch said he is at the end of the road on the north side. He said he wanted to get it on record that he does not have anything personal against the Summerlotts. He likes them and any time he's dealt with them, they have been very cordial. Someone got a hold of them and they did smooth out where they dug the water service. He said his only concern is that ... That street ... and he said he has spoken with Mr. Meachum several times and he has told him several times that you don't buy the view, you buy the lot, but at the end of that street. We moved from by Nelson Park – not a very good neighborhood. It was a dead end street. There were trees all the way down at the bottom at the end of that street. He said they had done a lot on the north side and everything was fine. Then, all of a sudden, when he spoke with the Summerlott's, they were going to build a house up on top. It is their land. They can do what they want to do, but, Mr. Welch said he started to make phone calls because they were talking about the road – they were going to cut a big swath up through that natural woods and it just took away from everything. What is done is done and Mr. Welch said he was going to be the best neighbor to them that he could be, but he said he thought it was the whole process of the whole thing. Nobody in the neighborhood knew what was going on. Nobody was informed. Nobody knew there was going to be a road cut through there. Nobody knew there was going to be a house built on top of the hill. All of the phone calls he made, he was told that yes, it has been subdivided. They can do this subdivision. He's just got a house up there for the boys. That is fine, but it just left a bad taste in a lot of people's mouths because it's like, guess what?, there's a right of way here. We can go 30' on that right of way and we can do anything on your property we want to do. He said he did not think it is right to go into somebody's neighborhood like that without anybody knowing. He said he never got a letter or notified. The notice was on Center Street. It was not even on the right street. He said that in the future, when the committee goes through this, and he said he knew there is a plan they go through and steps, he thought that maybe they need to take the people that live there in consideration before. The lady that lives across the street from Mr. Welch is at wit's end because when they built the ramp. Mr. Welch said that they told him that they had hired someone that knew what they were doing. When they built that ramp, it totally changed the whole concept of her front yard. She goes out into her front yard, and she's got a ramp going up to the property. He said it is what it is and he would make the best of it and not let it get to him and he would be the best neighbor to these guys he can be, but he just doesn't think its fair in a neighborhood to come in and do that. He said he started making phone calls a long time ago. Chair Dudley asked Mr. Welch to point out the problem area on the map. Chair Dudley again said that that is Township right of way and has nothing to do with the county. Mr. Welch said that the board had approved the rezoning. Ms. Gunter commented that there is a lot of misunderstanding and she would like a chance to speak.

Jacob Summerlott, 4035 W. Center Street, but plans to live on W. Division Street on the new construction.

He said that at every stage of this process, they had tried to go by the book. They contacted every relevant department before each step and ok'd all plans at each period. Every step has had professional involvement. There has been some work done by himself, but not excavation work. He said he can't put a road in and knows it. He hired professionals to place the road in. He said he had confidence in their ability. His understanding was, second hand, that the contractor had a conversation at one point in time with the Township Road Commissioner when questions were raised by his work. From what Mr. Summerlott said he knew, the concerns were cleared up and he continued on. This has been a year since that was put in. He said he was surprised that it has taken this long for this come up to a county board meeting. He said it startles him. He said he did not know there were concerns or he would have gladly addressed them and could have changed plans. At this point, there is a basement, an upper floor, it is framed, a rough in plumbing inspection has been done and it is kind of late in the game to come back and dig up what is his driveway right now and reestablish it to appease one neighbor. He said he agrees that there should have been more coordination with the neighbors and questions should have been addressed. He said he has his paperwork with all the signatures on it if anyone wanted to look at it.

Ms. Gunter addressed the committee saying that first off this property has been zoned R1 for a very long time. She said she had looked in the old zoning files and could not even find when they had rezoned it. So, she was not even sure when it had been rezoned.

Mr. Meachum asked Ms. Gunter to explain what R-1 is. Ms. Gunter said Single Family Residential

Ms. Gunter continued that in 2016 or 2017, right next to the Sharon Church on the corner, there is a new house and an empty lot. Those were rezoned. Nancy Handegan did that. It had nothing to do with this property. The property, when they came in for a building permit, was already zoned R1. Therefore, no zoning had to be changed. There were no signs for this property. Those signs were for another property on Center Street. There is no rezoning on this. They did have to go through the subdivision process. It went through this committee. Subdivisions do not require notification of neighbors. This is per State Statute. Ms. Gunter said she does not make those rules. She follows State Statute. That is why none of the neighbors got letters. It just went through a subdivision.

The EEHW committee approved the Summerlott Third Addition on October 20, 2016. Before a subdivision is brought before this committee, approvals from the health department, township road commissioner, and county highway engineer, Soil and Water Conservation District and E-911 are required. In relation to the Summerlott Third Addition subdivision, Gary Brennan signed an approval letter on August 18, 2016. When these letters are signed and returned to my office, I trust the public officials have taken the time to review these documents. This subdivision was approved because all of the documents were received and accepted. This committee does not even see those subdivisions until all the approvals are back in the Planning & Zoning Office.

Before the subdivision, this property was zoned (R-1) Single Family Residential many years ago. The landowner wanted to divide off an acre to build a single family home and that is why the subdivision was required. The building permit (#29805) was issued on 8/23/2017. When applying for a building permit, we do not require any road plans or driveway plans to be submitted. We only require a hardened entrance to eliminate any erosion off the site. It is up to the landowner and road commissioner to work together for access purposes to get to that property. After the permit was issued, I received a visit in my office from Gary Brennan stating he did not approve of this road extension. I explained to him that by signing the approval for the subdivision he was accepting the road extension for these landowners to get to their property. He stated he did not understand what he was signing and I told him it was already approved. I have received many calls about this property from neighbors because they were under the impression that a multi lot subdivision was being built and concerns for the incline and traffic on the road. All it is is just for one house. That is all it was. The landowner had Troy Page build the road and he conversed with Gary Brennan before work started. A construction entrance consisting of 3-inch rock was built so the landowner could start construction on their home. They are currently under construction and the County has completed a footing and framing inspection on the property. He did say he had a rough in plumbing. I don't get those reports until the end of the month, so he probably has had that, the report just hasn't come back to the office yet. I received a call from Gary Brennan on Wednesday May 16, 2018 stating the neighbors were complaining about the rough ground around the fire hydrant at the end of the lane and it could not be mowed. I told Gary that my office did not have any control over that because they were hooking up to City water. He told me that it was my issue because I wrote the building permit. I told him I inspect the house and have control on what goes on the parcel not the right-of-way. He told me that Sullivan, a previous inspector in the 70's used to do that. I asked if he had tried contacting the landowners and he said no. After getting off the phone, I contacted the landowner and explained the problem. He was very nice and said he would go down and take care of it as soon as possible. When I was out there today, I saw that the dirt had been smoothed, straw was applied, and grass had been seeded. This problem was resolved by just talking to each other. I visited the site today and talked with the homeowner. He showed me the property pin location and it was located on top of the hill. There is approximately 85 feet of road extension that is the Decatur Township's responsibility that falls under the supervision of Gary Brennan. The County Planning & Zoning Department nor the County Highway Department has any jurisdiction over this area. This is access to their property from the road and this falls under the jurisdiction of the township road commissioner. After talking with the landowner, they stated that Gary told them to put in 3-inch rock as a base and then he would blacktop over it later. The agreement was not in writing and I have now been told Gary Brennan is backing out of finishing it. This is currently a construction entrance and is not the result of the finished driveway that will be there when they finish the home. This is just a construction entrance. It is 3" rock. Nobody wants to drive on 3" rock.

OLD BUSINESS - none

NEW BUSINESS –

Macon County Board Resolution to Approve DMH Enterprise Zone Boundary

Chair Dudley distributed maps and explained that back in March, they had approved a Enterprise Zone expansion for Decatur Memorial Hospital. After submitting plans, it was found that some of the building actually exceeded those boundaries. Lots need to be added to the Enterprise Zone plus a strip on Kenwood Avenue because you have to connect to an existing Enterprise Zone which is across the street. All of the affected lots are listed. There are 4 extra lots on there. The legal description for Lot 001 was modified to include the strip. This had to be redone. The State would not accept it the way it was.

Mr. Meachum said he thought DMH was part of the Enterprise Zone across the road on Union Avenue. Union Avenue Street belongs to DMH. That is not a city street anymore. When you add these additional parcels, you would not need that strip to connect to the north. Chair Dudley explained that they have to connect because the street is not in the Enterprise Zone. They decided to connect it on Kenwood. Chair Dudley agreed with Mr. Meachum that it would not have made any difference. It could have been done on Union, but they chose Kenwood. The reason the street was not included prior is because you are only allowed so many acres of Enterprise Zone and to eat that up with road frontage is not practical. This is a complete redo.

Mr. Meachum made a motion to forward the resolution on to the finance committee with recommendation to approve, seconded by Ms. Kraft and the motion carried 6-0.

Closed Session – None needed

NEXT MEETING Next regular meeting –June 28, 2018

ADJOURNMENT

Motion to adjourn made by Mr. Meachum, seconded by Mr. Potts, the motion carried 6-0 and Chair Dudley adjourned the meeting at 6:25 p.m.

Minutes submitted by Jeannie Durham, Macon County Board Office