

TRENTON CITY COUNCIL  
REGULAR MEETING MARCH 13, 2017

**CALL MEETING TO ORDER**

The regular meeting of the Trenton City Council was called to order by Mayor Kyle Jones on Monday, March 13, 2017 at 7:00 p.m. at City Hall.

**ROLL CALL**

Hooker, Mohme, Woods, Zurliene, Sims All Present

Also present were City Clerk Karen Buzzard, City Administrator Doug Brimm, Attorney Tim Palen, Superintendent of Public Works Kurt Wehrle, Mike Conley, Officer Anjeles Mora, Bill Ricker, Arnold Huelsmann, Jim Kniepmann and Hank Henderson.

**PROCLAMATIONS/RECOGNITIONS/PRESENTATIONS**

**PUBLIC INPUT**

Mr. Huelsmann addressed the Council about his property on Harmony Lane. Mr. Huelsmann has requested a zoning change from SR-1 to B-3 upon annexation of his property. He apologized for not being at the Plan Commission meeting to present his case then. He wanted the Council to know that he has operated a business at that location for 9 years and that it should remain zoned for business. Alderman Woods said this had been discussed at the last Council meeting. There was some general discussion about the ease of changing the zoning from residential to business and vice versa. The process is the same either way.

Bill Ricker said that he is here just to answer any questions that may be asked.

**COMMENTS & ANNOUNCEMENTS – MAYOR**

Mayor Jones stated that the public works department has finished with the tear down of the VFW building. There are some private entities that are interested in doing something there and more information will be brought to the Council if anything comes to fruition.

**COMMENTS & ANNOUNCEMENTS- ALDERMEN**

Alderman Hooker wanted to know if Dollar General obtained an easement for the drainage ditch that they put in. Mr. Brimm said that was included on the plans that the Council approved.

Alderman Mohme wanted to know if the Finance Committee would be meeting soon to discuss budget. Mayor Jones said that would take place after the election. He will not hamstring an administration with a budget they had no input. This would be a good year to transition from appropriations to a budget system.

Alderman Sims had someone ask him for the ability to turn on the diamond lights for baseball practice. That person needs to contact Kurt Wehrle to have lights turned on.

**COMMENTS & ANNOUNCEMENTS – CITY STAFF**

**CONSENT AGENDA**

Alderman Hooker made a motion to approve the Consent Agenda as presented. Second Alderman Zurliene, all yes, motion carried. The Consent Agenda included the Minutes of the February 27, 2017 regular Council Meeting, the Treasurer's Report for January 2017, the Bills for February 2017, and Payrolls for February 2017.

### **UNFINISHED BUSINESS**

Alderman Hooker made a motion to Approve Eagle Scout Project in Park and Nature Preserve by Noah Marlar in an amount not to exceed \$500.00. Second Alderman Woods, all yes, motion carried.

Alderman Sims made a motion to Approve Resolution #03132017 Approving Recommendation from Plan Commission Regarding Proposed JEM Subdivision Final Plat. Second Alderman Hooker, all yes, motion carried.

Alderman Hooker made a motion to Accept Positive Recommendation from Plan Commission Regarding Proposed Northgate Subdivision Preliminary Plat with B-3 Highway Business Zoning Upon Future Annexation. Mr. Brimm stated that as was in your packet if this passes tonight an annexation hearing would be held on Thursday, March 30, 2017 with a special meeting to be held that same evening to approve the annexation. Second Alderman Woods, all yes, motion carried.

Alderman Hooker made a motion to Accept Positive Recommendation from Plan Commission Regarding Four-J Subdivision 2<sup>nd</sup> Addition Preliminary Plat. Second Alderman Woods, all yes, motion carried.

Alderman Hooker asked what the Plan Commission's recommendation was for the next item on the agenda. Mr. Brimm stated that recommendation was to deny the zoning request for B-3 Highway Business and go with the SR-1 Single Family Residence. Alderman Hooker made a motion to Accept the Recommendation from Plan Commission Regarding B-3 Highway Business Zoning Designation of 3 Harmony Lane Upon Future Annexation. Second Alderman Mohme. Roll Call: Hooker, yes, Mohme, yes, Sims, yes, Woods, no, Zurliene, no. Motion carried.

### **NEW BUSINESS**

Mr. Brimm informed the Council that on March 9, 2017 a hearing was held by Trenton Zoning Hearing Officer Van-Lear Eckert regarding Sugar Creek Ambulance Service's request for lot size and bulk area variances to construct an addition to the existing ambulance building located at 119 W Indiana. The ambulance service would like to add a training room and one ambulance bay. The request is for a variance from the 35% maximum lot coverage allowed in the SR-2 zone to a 46.6% lot coverage. In addition, the ambulance service is requesting a variance from the side yard lot setback requirement of seven and a half (7.5') feet to two (2') feet; the minimum depth of a rear yard requirement of twenty (20') to fifteen feet eight inches (15'8"); and the total minimum depth for both side yards of twenty (20') feet to nine (9') feet. The decision of the Zoning Hearing Officer was received today and was e-mailed to everyone. His recommendation is to approve the variances. No one from the Council had any questions. This will appear on the next regular meeting agenda for approval.

Mr. Brimm said that the findings for both of the zoning hearings were e-mailed to the Council today. The second hearing held on March 9, 2017 was for a lot size and bulk area variance from Richard and Renetta Hughes for the construction of a twenty feet (20') by forty-five feet (45') compacted stone pad on the south side of their residence located at 106 N Monroe for parking of their thirty-seven foot (37') Class A recreational vehicle. This residence is in the SR-2 zoning district and the Hughes' are requesting a variance from the front lot line setback requirement of twenty-five feet (25') to ten feet (10') and the side lot adjacent to street setback requirement of twenty-five feet (25') to three feet (3'). Two residents spoke in opposition of the request and Mrs. Hughes pointed out other properties in the area where she thought variances had been granted. The Council discussed this property and how to strengthen our code to prevent

situations like this in the future. Mr. Brimm reminded the Council that he would like a complete overhaul of our zoning code. This will be on the next meeting's agenda for action.

Mr. Brimm has talked with Harry Becker of Trenton IGA about a redevelopment agreement for the replacement of the roof on that building. This would be a TIF eligible expense. Mr. Becker obtained three quotes of \$59,400.00, \$54,272.00, and \$44,122.00. If the Council were to follow with the 60% reimbursement that they have been awarding then the reimbursement amount would be \$26,473.20 with a five year payback. This will be on the next agenda for approval.

#### **CLOSED SESSION**

Alderman Hooker made a motion to enter into closed session citing 5 ILCS 120/2(c)(2) Collective Bargaining. Second Alderman Woods, all yes, motion carried. The Council entered closed session at 7:35 p.m.

The Council re-entered the regular meeting at 7:49 p.m. Roll Call: Hooker, Mohme, Sims, Woods, Zurliene. All present.

#### **ANNOUNCEMENTS**

#### **ADJOURNMENT**

Alderman Hooker made a motion to adjourn. Second Alderman Woods, all yes, motion carried. Meeting adjourned at 7:50 p.m.

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Karen Buzzard, City Clerk