

BREESE CITY COUNCIL MEETING * OCTOBER 21, 2014

AGENDA

1. TIF INDUCEMENT RESOLUTION – Frank T. Richter. Project: Improvements to an existing commercial building (former Breese Journal building).
2. ZONING REQUEST OF JEFF JUNG – Findings of Fact and Conclusions of the City Council regarding the application for a Special Use Permit filed by Jeff Jung.
3. ZONING ORDINANCE – Granting the application for a Special Use Permit filed by Jeff Jung. Allows him to operate a golf cart and small engine repair business on his property located at 657 S. 2nd St.

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Minutes of the proceeding of the 36th Regular Meeting of the Breese City Council held in City Hall on the above date.

Mayor Charles E. Hilmes called the meeting to order at 7:30 p.m.

Aldermen in attendance: Robert Berndsen, Bill Fischer, Debbie Koetting, Carl Ratermann, Norb Tebbe, Kevin Timmermann, Gary Usselman. Absent: Paul Steinman.

City Officials: Utility Plant Operations Manager Dale Detmer, Public Works Manager Don Voss, City Business Administrator Tim Schleper, Police Chief Bob Fix, City Attorney Joanne Stevenson, Zoning Administrator John Becker.

Press: Vicky Albers, Breese Journal.
Philip Sledge, Centralia Sentinel.

Visitors: Jeff Jung, Tom Knebel, Sharon Knebel, Louis Weisenfeld, Marianne Weisenfeld, Mary Ann Hoffman, Ray Usselman, Florence Usselman, Mark Howard, Kyra Howard, Ralph Maue, Joann Maue, Emily Steinmann, Kyle Novy, Cody Aldrich, Nick Mensing, Bob Mensing, Ryan Mensing.

GENERAL BUSINESS

Motion by Berndsen seconded by Koetting to approve the minutes of the meeting held on October 7, 2014 and place on file. Motion Carried by unanimous voice vote.

Motion by Berndsen seconded by Tebbe to authorize payment of the bills submitted at the finance and regular meetings. Further, to approve the city clerk and city treasurer reports for September. On Roll Call Voting "aye": Fischer, Koetting, Ratermann, Tebbe, Timmermann, Usselman, Berndsen. Absent: Steinman. Motion Carried.

COMMITTEE REPORTS

ZONING/BUILDING INSPECTION:

The majority of those in attendance were there for the zoning request of Jeff Jung for a special use permit to operate a golf cart and small engine business on his property located at 657 S. 2nd St. The zoning board recommended to grant the special use (with conditions) at a re-hearing of the matter held on October 9, 2014. The zoning board also approved the request at the first hearing held on August 21. However, the Council voted at their September 2nd meeting to send the request back to the zoning board for further discussion.

ZONING (continued):

The Council gave those in attendance an opportunity to comment on the matter prior to the vote.

Jeff Jung felt the neighbors have a wrong perspective on the matter. He said because of the conditions set by the zoning board the operation would be monitored by the neighbors, police and zoning administrator. He said that he tried to do the right thing by seeking the special use permit. He cited various other places that have businesses run out of their homes that do not have a special use permit. And that the permit would be reviewed on a yearly basis for compliance.

Tom Knebel, a nearby neighbor, argued that the sentiment of the neighbors should come first. He felt the proposed business would disrupt the quality and peace of the neighborhood.

Zoning Administrator John Becker commented that at the first hearing the neighbors were satisfied that their concerns were met when the zoning board set the conditions of issuing the special use permit.

Ralph Maue spoke in support of the special use permit and asked why the Council sent the request back to the zoning board for a second hearing.

Mayor Hilmes called for a vote on the matter after all those who wanted to speak were given an opportunity.

Motion by Fischer seconded by Tebbe to approve the Finds of Fact and Conclusions of the City Council relative to the application for a special use permit filed by Jeff Jung. On Roll Call Voting "aye": Koetting, Ratermann, Tebbe, Usselmann. Voting "nay": Timmermann, Berndsen, Fischer. Absent: Steinman. Motion Carried.

Motion by Ratermann seconded by Usselmann to pass the Ordinance granting the application of a special use permit filed by Jeff Jung. On Roll Call Voting "aye": Ratermann, Usselmann. Voting "nay": Tebbe, Timmermann, Berndsen, Fischer, Koetting. Absent: Steinman. Motion Failed.

FINANCE:

Motion by Tebbe seconded by Koetting to pass Resolution #2014-17 as presented. It allows Frank T. Richter to proceed with his project prior to the formal execution of a TIF Agreement. The project includes improvements to an existing commercial building (former Breese Journal building on North 2nd St.). On Roll Call Voting "aye": Tebbe, Timmermann, Usselmann, Berndsen, Fischer, Koetting, Ratermann. Absent: Steinman. Motion Carried.

PUBLIC WORKS – UTILITIES:

Alderman Berndsen reported tests have started on the new engine at the power plant. The sewer department has started smoke testing the sanitary sewers. The purpose of the tests is to find any leaks in the sewers.

PUBLIC WORKS – STREETS/DRAINAGE:

Alderman Timmermann noted that the proposed sidewalk to the Fieldcrest/Woodcrest Subdivisions will begin once the crops in the area are harvested.

PUBLIC SAFETY:

Alderman Fischer stated Trick or Treating is approved for October 31st from 6 pm - 8 pm for grade school children.

The Pub Crawl for the three taverns on Main St. will be held on November 1st from 7 p.m. – Midnight.

RECREATION:

Alderman Ratermann stated the project to replace the filters at the swim pool is in the planning stages. Work on the new restroom at the east side of the north park has started.

Alderman Ratermann stated the next golf board meeting is a dinner meeting on October 23rd starting at 6 p.m. at the clubhouse.

HEALTH & WELFARE:

Alderman Usselmann reminded residents that the Leaf Dump is open on Wednesdays, Saturdays and Sundays until mid-December.

Mayor Hilmes noted that those who contract for yard waste with Waste Management; they suspend service starting the 2nd week of December and resume in the Spring.

OLD/NEW BUSINESS:

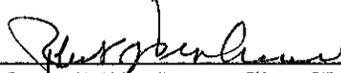
Mayor Hilmes urged the Council to read the audit report for Fiscal 2014 that each received tonight.

Mayor Hilmes reported on the Illinois Municipal Electric Agency (IMEA) Annual Meeting that was held on October 17th. The Agency celebrated their 30th Anniversary (1984-2014).

ADJOURNMENT:

Motion by Ratermann seconded by Koetting to adjourn after no further business was brought before the Council. Motion Carried by unanimous voice vote.

The meeting adjourned at 8:12 p.m.

Non-verbatim minutes taken by: .
Robert J. Venhaus, City Clerk