

DDA and Planning Commission Meeting Minutes
Byron Municipal Building
April 19, 2018

Meeting called to order at 6:00 pm by Chairperson Vandemark

Roll Call – Present: Bowers, Prestonise, Miller, Murphy, Streeter, Dickinson, Alderman and Vandemark.
Absent: Bailey.

Agenda Approval: Miller asked to amend the agenda by adding the workshop minutes of 4/12/2018 under number 2 on the agenda. Miller motioned to approve agenda with amendment; seconded by Alderman. Voice Vote: All Ayes. No Nays, 1 absent; passed

Minutes Approval: Miller motioned to approve minutes from March 15, 2018 meeting and from the 4/12/2018 workshop as written; seconded Bowers. Voice Vote: All Ayes. No Nays, 1 absent; passed.

Communications: None

Financial Status: Miller reported DDA bank statement of \$22,534.81 in checking and we received \$211.52 in TIFA checks. Bill from Beckett and Raeder for \$500.00. Alderman motioned to pay the \$500.00 invoice; seconded by Murphy. Roll Call: All Ayes. No Nays, 1 absent. Dickinson motioned to accept status report pending audit; Streeter seconded. Roll Call: All Ayes. No Nays, 1 absent; passed.

Planning Commission Business: Proposed Rezoning of Parcel 78-016-66-009-000: Discussion on the time of meeting and Reed said all notices and emails said 6:00 pm. Aaron Brooker from the Zaremba Group explained that we are requesting a zoning change on the corner of Saginaw St. and Lehring Rd. He said he has a site plan for review and this will be a Dollar General (DG) on 1.83 acres from a 22 acre parcel. Bert Gale, from AGS, explained the submitted permit and suggested opening the hearing. Bert also talked about the difference between general commercial and commercial. Chris J. said this hearing is the recommendation for rezoning and if rezoned would go to council for approval. Vandemark thanked everyone for coming and can I have a motion to open the hearing; Streeter motioned to open the public hearing for the rezoning of Parcel 78-016-66-009-000; seconded by Dickinson. Voice Vote: All Ayes. No Nays, 1 absent; passed. Vandemark said the hearing is open to public comments and will be limited to 3 minutes. Beth said I think DG should be downtown and my parents' house will be mine and I don't want to live across from a store. Why not put DG into the Fairway store. What about the lights, I don't want them shining into the house. Aaron said that DG has a certain type and Fairway didn't have enough room for our trucks. Brad said don't need and there is one everywhere. Not a good idea. We would need 2 turn lanes and possible light or stop sign. We are going to give up that corner. Aaron said turn lane comes from road commission and expanded his explanation. He also talked about the zoning code that tells how much parking is required. Christy asked what DG will do for the Village. I donate time and money and it is up to the community to support the community. We have 2 empty buildings downtown. Does DG support the community? Aaron said that DG supports the literacy program and will donate books to the school. They also carry local clothing and employees will be local. Kim said didn't even know about DG; was it voted in. Aaron said it hasn't been approved, this is just for rezoning and the Village hasn't done anything. Kim said I support it if is up town and if approved we will move. Mark said the community moving forward helps the schools and the community. We need to take care of our infrastructure. We have put up with the Cole's stuff for 50 years and the lights have down shields. Someone from the audience asked if he lives in the Village. Mark said he pays taxes and has the right to speak. Aaron talked about how the lights work and they are off ½ hour after the store closes. Kathy said

*for offering
a rezoning
of issue
would go
to Council
for final
determination*

DDA and Planning Commission Meeting Minutes
Byron Municipal Building
April 19, 2018

2 years ago I was against it because of Fairway and I support every business in town; this caused everyone to laugh at me. I found out later that Fairway was not on the up and up. I have lived 42 years in Byron and yes I am for it. Gary said I have lived here for 5 years and I have heard that they will hire 6 employees. It will be a convenience for the community. Will it provide taxes for the Village and yes was the answer. We can't overlook that. Beth asked if they could promise that in 50 years the lights won't be an issue. Brian said we need a restaurant and I don't see Byron building around the DG. Janet said there is an empty lot behind the Fairway and trucks can turn around or use for parking. There are no sidewalks for walking. I have lived here for 62 years. People do not support the community and I hate to see DG come in and the community won't support it. Aaron said they did take a look at that lot and engineering will not work. He talked about his family store and said his father said the people will support me even with a big box store and they did. Mark said are they going to guarantee that the hot rods won't run from DG to the gas station. Marylou asked where the driveway would be and Aaron explained how road commission wants the driveway and it will be on Byron Road by the gas wells. Mike said what would DG bring that Fairway didn't and Aaron said a 15 year lease. Danielle said that she wants to encourage it and yes she would like it in Byron. I don't think it will that detrimental and the local business is needed. Vandemark asked if there were any more public comments. With no response he then asked for motion to close the hearing. Dickinson motioned to close the hearing; seconded by Streeter. Voice Vote: All Ayes. No Nays, 1 absent; passed. Bert Gale said now the Planning Commission should discuss their views and give their recommendation. Vandemark asked if just on the rezoning and Bert replied yes, just the rezoning of the 1.83 acres. Gormley explained the resolution and suggested marking the approval with the following conditions. Both Bert and Gormley explained what the purpose of the hearing was. Dickinson motioned recommended approval contingent on the property split; seconded by Streeter. The discussion started with Dickinson saying that we have served the community for 6 years and we have watched business' come and go. We fear that we will be next and it was upsetting when Fairway closed; we supported it all the time. Every effort was made by DG to put it downtown and no one wants to develop Ambrose's property. We can still tell them what we want. I see people migrating to Vernon because of the Durand development; we have been trying. Julie said on your app a 9,100 foot store would take all of block 15 plus the 2nd hand store-really big project. She asked if they were going to sell alcohol. Gormley said you would still need a recommendation. Aaron said some do and some do not sell; going on past experiences. Gormley explained liquor license. Miller asked how many years have they been in business and Aaron said they are number 1 store in the country and it was in Kentucky in the 1930's. Miller asked if any have closed and Aaron said may have happened when done as an in-line store but, none of the free standing stores. Miller said she was torn and could see both sides. Vandemark said he could see both sides and DG carry clothes etc. He explained hardware needed and he explained how one company said that we were too small and the community was declining. He went on to explained the response of the survey toward DG; survey said lack of shopping/retail. Reed said we are a dying community and need this to put new life in the community. She said council will not be able to support the trash pickup in community forever; we need the new blood. I support all the businesses in the community. Vandemark asked for a roll call on the resolution; Roll Call: 7 Ayes; 1 Nays and 1 absent; passed. Vandemark thanked everyone for coming.

Zoning Ordinance Update: Vandemark said John from Beckett and Raeder has nothing on the updates for the zoning ordinances.

Master Plan Update: Vandemark said he hasn't received any information from John at Beckett and Raeder.

DDA and Planning Commission Meeting Minutes
Byron Municipal Building
April 19, 2018

SRTS Application Update: Vandemark said that the \$500.00 and the \$2,500.00 included in the \$22,000.00. Vandemark said if grant is reduced the Beckett and Raeder fee would go down. Vandemark said he talked about a cap and John from Beckett and Raeder said he understood. Miller talked about letter to the community in the area that could/would be affected.

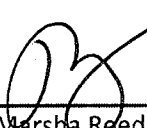

Wayfinding Signs Update: Miller said we talked about the colors of dark purple for background and white for lettering. Dickinson will double check and Vandemark talked of the image of tree with roots to show growth. Dickinson will check it out and Miller asked if we checked with Flamingo Kid. Dickinson said he thought we covered it.

Upcoming Fundraisers: Vandemark said next fundraiser is on April 21, 2018, breakfast at the Mason's. Vandemark explained what went on at the workshop meeting and he said he will donate \$10.00 to make it 500 ducks, not 498. Miller explained how duck tickets work and Vandemark explained how the race works. Park people would like to help with vendors and games. Village Church would like to do a bounce house. Parade is at 1 pm and we need to encourage the boats to be in it. 8th graders have agreed to build the boats for the race and Alderman added opening up to the 7th grade. Vandemark went over the trophies (iron man, cruise ship etc.). Murphy said may have trouble with donations. Vandemark said on May 9th will hold another workshop at 6 pm. Miller talked about Mason's tickets and Vandemark said the ticket sales are ours to keep, this is the way the Mason's help the small groups. Gormley and Streeter said they would donate to the races and Vandemark said we will take whatever they want to donate.

Any Other Business: None

Public and Board Member Comments: Janet C. said planning family fun day and the park authority can't move forward because the school hasn't moved on it. Alderman said there are 2 issues to resolve but, the school is moving as if lease is in place. If questions on the park, have them call the school. Janet C. asked if the zoning ordinance was updated so we could do the farmers market and Gormley explained what needs to be done. Janet said we usually open in May, what do I have to do and Gormley said it will take time. Katy D. asked who gets the money and the reply was the school. Alderman said shout out to the entire district; the SAS 9-12 was highest in the county and the elementary was in the top 5. She also said we are on the ballot for non-homestead and does not affect primary residents. Miller said tonight was different and the civility was great, thank you. Dickinson said he felt the same way. Streeter said I still support the town and I want Byron to live.

Meeting adjournment: At 7:48 pm Bowers motioned for adjournment and Murphy seconded. Voice Vote: All Ayes. No Nays, 1 absent; passed

 5-16-18 
Marsha Reed Date Rob Vandemark