

FOWLER VILLAGE COUNCIL



President
Vernon J. Thelen
President Pro-Tem
David Klein
Trustees
Roy Smith
John Childers
Jim Braman
Rick Fink
Greg Halfmann

Treasurer
John C. Rademacher
Clerk
Rhonda Feldpausch
DPW Employees
Vern Feldpausch
Brad Smith

DATE: DECEMBER 9, 2013

The Fowler Village Council met Monday, December 9, 2013 at 7:00 PM with President Thelen presiding.

PLEDGE OF ALLEGIANCE AND ROLL CALL

The pledge of allegiance was given to the flag. Roll was called and a quorum reported. Present were: David Klein, Rick Fink, Roy Smith, Greg Halfmann, John Rademacher, John Childers, and Rhonda Feldpausch. Absent: Jim Braman.

VILLAGE PERSONNEL

Vern Feldpausch.

VISITORS

Sergeant Kyle Knight – Clinton County Sheriff Department, Ken and Kathy Farley, Kevin Feuka – Clinton County Economic Alliance, Tony Jandernoa, Tami and Curt Rademacher, Erwin and Alice Pline, Karen Schneider, Clare and Elaine Schaefer, Dennis Simon, Dave Pohl – Clinton County Commissioner and Mike Porter.

AGENDA

Addition to the Agenda: Date for Budget Public Hearing

MINUTES

BOARD ACTION: Trustee Fink moved, supported by Trustee Childers, to approve the minutes of the November 11, 2013 regular meeting as presented. Motion carried.

BILLS

BOARD ACTION: Trustee Klein moved, supported by Trustee Fink, to approve payment of \$126,107.01 from the General Fund, \$7,313.37 from the Water O & M Fund, \$2,069.61 from the Sanitary Sewer O & M Fund, \$12,000.00 from the Major Street Fund, and \$436.44 from the Storm Sewer Fund. Motion carried.

ZONING PERMITS

BOARD ACTION: Trustee Fink moved, supported by Trustee Childers, to approve Permit # GC2013-01 submitted by Ken's Kar Kare and Towing, LLC, #RD2013-07 submitted by Karen Schneider/Chris and Becky Thelen, and #AB2013-04 submitted by Tom Schafer. Motion carried.

CLINTON COUNTY SHERIFF

Sergeant Kyle Knight presented statistics for last month. Kyle informed the council of larcenies that have occurred in the Catholic Church parking lot and retail fraud at Quality Dairy.

TREASURER REPORT

BOARD ACTION: Trustee Fink moved, supported by Trustee Childers, to accept the Treasurer's report as presented. Motion carried.

PLANNING COMMISSION

BOARD ACTION: Trustee Fink moved, supported by Trustee Childers, to approve the minutes of the October 14, 2013 Planning Commission meeting. Motion carried.

DPW REPORT

Vern Feldpausch reported on the following issues:

- Snow removal and ice control
- Wash and wax equipment and store for winter
- Clean shop
- Storm drain on North Main Street
- 2014 budget work
- Water reliability study

DOWNTOWN REVITALIZATION PROJECT

Work in progress.

STREET RESOLUTIONS

BOARD ACTION: Trustee Fink moved, supported by Trustee Klein, to table Street Resolutions until the Special Meeting at the end of December. Motion carried.

WILBUR ELLIS

Kevin Feuka – Clinton County Economic Alliance reported on meetings held to brainstorm ideas on merits of Edgewood Drive property for Wilbur Ellis to purchase and build a fertilizer plant.

2014 WAGES

BOARD ACTION: Trustee Fink moved, supported by Trustee Smith, to increase Vern Feldpausch’s annual wages from \$48,819.00 to \$49,796.00; Brad Smith’s annual wages from \$43,756.00 to \$44,632.00; Rhonda Feldpausch from \$39,852.00 to \$40,650.00. Also, Vern Feldpausch, Rhonda Feldpausch and Brad Smith will receive a 457 company match of up to \$750.00. Motion carried.

2013 BONUSES

BOARD ACTION: Trustee Fink moved, supported by Trustee Smith, to approve 2013 bonuses of \$500.00 for Rhonda Feldpausch, Brad Smith and Vern Feldpausch; and \$75.00 for Mike Koenigsnecht, Napoleon Watts and Roy Witgen. Motion carried.

ZONING AMENDMENTS

BOARD ACTION: Trustee Klein moved, supported by Trustee Fink, to amend the Zoning Ordinance as follows:

**Chapter 3
GENERAL PROVISIONS**

SECTION 3.20 NON-CONFORMING USES, STRUCTURES, AND LOTS

C. **Non-conforming Structures**, Subsection C. 1. is revised to provide:

1. The expansion of a non-conforming structure shall be permitted to rebuild, expand, or enlarge if the requirements of Section 3.20 B. 5. Are compiled with.

Subsection C. 3. is revised to provide:

3. A non-conforming structure which is damaged by fire, collapse, explosion, high winds, vandalism, or other means beyond the owner’s control up to forty (40) percent of market value may be repaired or replaced to its former condition. Market value shall be determined by a certified appraisal submitted to the Zoning Administrator by the applicant.

**Chapter 7
C-1 CENTRAL BUSINESS DISTRICT**

SECTION 7.3 SPECIAL LAND USES

The following Special Land Use is added to this Section:

- L. Any non-conforming uses, structures, or lots in the C-1 Central Business District may be permitted to rebuild, enlarge, or expand if the requirements of Section 3.20 B. 5. are complied with.

**Chapter 14
OFF-STREET PARKING AND LOADING**

SECTION 14.8 SCHEDULE OF PARKING REQUIREMENTS

The following categories of Use and The Number of Parking Spaces Required Per Unit of Measure are revised as follows:

USE

Assisted Living, Skilled Nursing, and Hospice Facilities

- Replaces Home for the Aged and Nursing Home

SPACES REQUIRED

- 25 spaces for each patient bed and one (1) space for each employee in the largest working shift.
- Replaces one (1) for each two (2) beds

USE

Retail Stores not otherwise specified

SPACES REQUIRED

- One (1) space for each three hundred (300) square feet of GFA.
- Replaces one (1) space for each two hundred (200) square feet of GFA

USE

Business or Professional Offices

- Replaces Business or Professional Offices and Banks not including medical office

SPACES REQUIRED

- One (1) space for every three hundred (300) square feet of floor area.
- Replaces one (1) space for every two hundred (200) square feet of floor area.

SECTION 14.10 SITE DEVELOPMENT REQUIREMENTS

Part D is revised to provide:

- D. Each parking space shall be clearly identifiable. Parking spaces and maneuvering lanes shall be sufficient in width to allow ease in turning movements in and out of parking spaces. The minimum requirement for parking space and maneuvering dimensions shall be as follows:

1. For parking patterns seventy five (75) to ninety (90) degrees, the maneuvering lane width shall be a minimum of twenty four (24) feet.
2. For parking patterns fifty four (54) to seventy four (74) degrees, the maneuvering lane width shall be a minimum of fifteen (15) feet.
3. For parking patterns thirty (30) to fifty three (53) degrees, the

4. maneuvering lane width shall be a minimum of twelve (12) feet.
All maneuvering lane widths shall permit one way traffic movement, except for the 90 degree pattern which may provide for two way traffic movement.

Motion carried.

DAVE POHL, CLINTON COUNTY DRAIN COMMISSIONER

Dave Pohl, Clinton County Drain Commissioner was present and reported that the Animal Shelter Open House was successful, the County YE budget surplus will go to pension etc, completion of Rails to Trails from Ionia to Owosso should be by the end of next year and the Motz Park expansion purchase will be closing in November.

REINSTATEMENT OF ASPHALTING POLICY FOR FUTURE STREET DEVELOPMENT

A committee consisting of Vern Thelen, Rick Fink and Greg Halfmann will draft a policy for asphaltting new development streets.

BOARD ACTION: Trustee Fink moved, supported by Trustee Smith, to amend the minutes of the October 14, 2013 minutes under the "Reinstatement of Asphaltting Policy for Future Street Development" to change the first bullet point from *Proper procedure for Council response to document received with several signatures in opposition to reinstatement of paving policy will be investigated* to *Proper procedure for Council response to document received with one hundred plus signatures in opposition to reinstatement of paving policy will be investigated*. Motion carried.

FLOODING PROBLEM

Per Spicer Group, Inc.: Topography work is complete. The plan and profile sheets are 70% complete. There are a few more measure downs to get on some of the basins.

DATE FOR BUDGET PUBLIC HEARING

The date for the Public Hearing for 2013 Budget adjustments and 2014 Budget has been scheduled for December 26, 2013 at 4:00 PM at the Village Hall.

CORRESPONDENCE

Clare and Elaine Schaefer – Letter in opposition to changing asphalt policy
Alice and Erwin Pline – Letter in opposition to changing asphalt policy
Josh and Melissa Humphrey – Letter in support of changing asphalt policy

10 MINUTE OPEN DISCUSSION

- President Thelen reported that, effective December 9, 2013, Jim Braman has resigned his trustee position. The term expires November, 2014.

ADJOURNMENT

BOARD ACTION: Trustee Fink moved, supported by Trustee Childers, to adjourn the meeting. Motion carried

Meeting adjourned at 8:26 PM.

Rhonda Feldpausch, Village Clerk