**Village of Cement City**

**Council Meeting Minutes**

December 13, 2012 7:00 p.m. Village Hall Regular Meeting

The regular meeting of the Cement City Village Council was called to order at 7:00 p.m. with the Pledge of Allegiance. Attendance: 14 Citizens present. Members present: James Ellis, Bill Bendele, Michael Gavett, Lawrence Babinger, and Mel Cure. Clerk Carol Ladd and Treasurer Chari Cure, were present.

**Departments**

Police: Sgt. Niles reported on monthly stats.

Fire: No Fire Rep. Bendele reports that fire pages are now being received via text messages.

**Guest Speaker**: None.

**Minutes Reviewed**-Regular Meeting minutes of the 11-8-12 meeting were read. Motion made by Cure, second by Gavett to accept the Regular minutes as presented. Ayes all, motion passed.

**Receipt of Treasurer’s Report**-Report reviewed by all. Motion made by Cure, second by Gavett to accept the November Report subject to audit. Ayes all, motion passed.

**Presentation of Existing Bills**- Motion made by Cure, second by Gavett to pay existing bills with late addition of Trumble. Ayes all, motion passed.

**Staff Progress Reports-**

Zoning: Trumble reported on 224 Woodstock need for a permit for a deck, 319 Potter St. need for permit for handicap ramp, and 228 Parker for a permit for a roof repair. He continues to look into the Parker St. property with an abundance of cars. Niles to run plates again. Planning Commission to consider an ordinance.

Building: Tim reported on savings for Christmas décor as he has fabricated the fixtures for the street light poles at a significant savings. The Village would like to thank the Mason’s for their donation of $100 to help with costs. The Council also acknowledged the group for donating 3 food baskets to needy village families at Thanksgiving time.

**Old Business**

Shawn Foltz presented a business plan to the council in regards to a potential Care Facility on Main Street. Babinger clarified that the request needs to be specific when filling out the conditional use permit. The Planning Commission will review the request. They will not be directing how the business plan is laid out. Councilman did advise that the business plan include specific target dates.

Council members expressed concern that the building is being lived in as a residential home, which is not allowable in the business district. Ellis told Foltz there have been no steps taken to allow for occupancy. Therefore, if a request for a variance is not received by December 31, 2012, and if fees are not paid in full, then the Zoning Inspector will take the proper steps to ticket and remove the residents on January 2, 2013. Bendele stated that he is in favor of allowing residents. Discussion took place on the need for a zoning change if residents are allowed, citing Brooklyn as an example of inhabitants living above businesses in the business district.

Ellis reviewed the steps needed to continue the process beginning with the application and fee, Planning Commission Review, and Public Hearing. No fees to be refunded.

**New Business**

None.

**Public Participation**

None.

**Good & Welfare**

Motion made by Ellis, second by Cure to adjourn at 8:10 p.m. Ayes by all, motion passed.

Submitted by Carol Ladd, Clerk

Approved by James Ellis, President