**Village of Cement City**

**Council Meeting Minutes**

June 25, 2015 7:00 p.m. Village Hall Special Meeting

The special meeting of the Cement City Village Council was called to order at 7:00 p.m. with the Invocation and Pledge of Allegiance. Attendance: 12 Citizens present. Members present: Patty Buvia, Mel Cure and James Ellis, and Larry Babinger. Clerk Carol Ladd was present.

**New Business**

Clerk read the posting for the Public Hearing taking place this evening. No letters were received in response. One message was received in support of 410 Main Street.

Council reviewed the site plan. Motion made by Cure, second by Babinger to approve the site plan as submitted. Ayes by all, motion passed.

Minutes from the 6-24-15 Planning Commission meeting were read.

**Public Participation**

Public participation was opened and comments were received by the crowd.

Boyd said 30 days is not long enough to complete projects. She said she has taken a loss of income and has had to put investors on hold since the approval process has been delayed. She stated that she is upset that she has had to jump through hoops and that she wants to be treated fair. She said that at the last meeting, it was stated that the Planning Commission didn’t need to be involved.

Cure stated that it is not a requirement for the Planning Commission to give recommendations, that the council would have the final say. He stated that the input from the Planning Commission is a valuable resource to the village and their opinion would be heard.

Babinger asked what would be a fair amount of time and asked if 90 days would be suitable? Boyd said she could comply within 90 days.

Pam Dunham introduced herself and stated that she welcomes the family to 401 Main Street. She stated that she had been degraded, humiliated, and disrespected by the council in the past. Dunham would like to see the council and community help the Boyd family in any way possible.

Fred Lucas recognized the presence of two visiting members of the local NAACP chapter in the audience and offered to explain events leading up to the hearing. Lucas explained that the village ordinance did not have any language that allowed for residency within a commercial property. The village immediately took steps to amend the zoning ordinance to allow for such an arrangement. Lucas then explained that the council took the steps to explain to Boyd how to request a conditional use permit for the property. Lucas also explained that normally, a resident would not be allowed to occupy the building until all of the necessary permits were approved. The council made no attempt to ask the Boyd family to move out.

Larry Richardson asked about the last business owner at 401 Main Street, inquiring about how much time had passed since someone lived there. James Ellis explained that the owner had chosen not to pursue the business. They never completed the process and were asked to move out.

Babinger said the council tried to expedite this request to be able to move forward. He apologized that the process was not fast enough.

Wittenberg stated that the Planning Commission worked expeditiously and their recommendations are reasonable and safety conscious. They would like to see something happen in the next 30 days.

Gary Querfeld spoke of safety concerns and would like to stay with a 30 day timeline.

Sande Ellis said not everyone has been on Boyd’s side and have made her to feel uncomfortable during the entire process.

Cure asked if there were any other comments from the crowd. Cure closed the public participation portion of the hearing and called for council comments.

James Ellis suggests Boyd buy the permits to show a sign of good faith. Then start to communicate with contractors and keep the council informed of progress.

Buvia stated she supported allowing Boyd more time.

Boyd stated that there has been progress with smoke detectors, carbon monoxide detectors, and fire extinguishers. Boyd said she can pull permits within 30 days but would like more time to complete the work.

James Ellis clarified that the Planning Commission Minutes-- letter “c” be changed to 90 days.

Motion made by Buvia, second by Babinger to grant the conditional use request as defined by the planning commission with correction to letter “c” and that necessary permits are requested within 30 days and safety issues resolved within 90 days. Ayes all, motion passed.

**Good & Welfare**

Motion made by Cure, second by Babinger to adjourn. Ayes by all, motion carried. Meeting adjourned at 7:45 p.m.

Submitted by Carol Ladd, Clerk

Approved by Mel Cure, President