

The meeting was called to order at 6:32pm by President Keith. President Keith led those present in the Pledge of Allegiance.

Present: President Keith, Mayor King, Alderman Hackworth, David Wolf, and City Clerk Keithley.

Absent: Chris McPhail, Ed Westerman (came in late), Mike Ward

Minutes of December 17, 2015 were reviewed. Hackworth made the motion to approve the minutes as presented with one minor correction. Wolf 2<sup>nd</sup> the motion and passed with 4 ayes.

STECO Trucking Company wants to move dirt on their property, 8934 St Hwy 14, in order to create a new driveway and parking lot. They stated that they did finally pull a MDNR permit due to the area being stripped was greater than 1 acre (1.7 acres). They want to replace this with black dirt and gravel. They have put up silt fencing and they are going to improve the drainage of the property. After this is complete they are going to install a security fence around the property. This property is on a shared well with the adjoining property belonging to Larry Cherry. Per the owners, there is not a shared well agreement in place at this time. Septic is separate from the other property and is adequate for the building. Owner stated that they uncovered a natural pond on the property and that they will use this for the detention area.

President Keith stated that the City will require a plan showing the parking lot meets City requirements and to show how stormwater runoff will be handled. City will attempt to locate the letter from the County Health Department from when Cherry originally annexed the property stating the septic is adequate for the purpose. If the City cannot locate said letter, the owners will be responsible to contact County Health to get a copy or have a new one issued. A survey will need to be provided to the City showing the required setbacks and utility easements. City Clerk is to issue a letter to STECO to inform them of the items the Commission will need. This information will need to be brought back to the February meeting for a final decision by the Commission.

Jeremy Lahey, owner of 304 S Elm, gave permission for agents of US Cellular or their designees to speak on his behalf concerning a communications tower to be installed behind the current building. Gary Buster was present to discuss the plans for the construction of the tower. Mr. Buster presented a Fall Zone letter and survey required showing the tower to be placed in an easement and how the tower site would be accessed.

Westerman made the motion to approve the survey and site plan for the construction of the communication tower located on 304 S Elm Ave. Hackworth 2<sup>nd</sup> the motion and passed with 5 ayes.

New address for the communication tower will be 302 S Elm.

Johnnie Monger was present to ask questions concerning the possible construction of townhomes/patio homes/four plex.

Mr. Monger asked if since he is only building 2 buildings with 4 units in each, does this have to be architecturally designed? That was not a question that the Commission had the answer to so President Keith stated that he would do his best to get that answer. Mr. Monger asked if there would be an objection to split off the lot and create 3 new ones. The first lot would be on the corner of Cherokee Path and Hwy 14, not to be a part of this project. Lots 2 and 3 would be the ones that would have construction on them and lot 3 would include the detention basin. Commission stated that as long as the process was done by City Code there should be no objection. Mr. Monger thanked the Commission and stated that he would make a decision on whether or not to proceed based on the information provided on the requirements of the drawings.

Hackworth made the motion that due to time restraint to table the discussion on 410 until the next regular scheduled meeting. Westerman 2<sup>nd</sup> the motion and passed with 5 ayes.

Hackworth made the motion to adjourn at 8:06pm. Westerman 2<sup>nd</sup> the motion as passed with 5 ayes.

Respectfully Submitted,

Date Approved:

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Kristy Keithley – City Clerk

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Brandon Keith – Commission President