

The meeting was called to order at 6:38 pm by President Keith. President Keith led those present in the Pledge of Allegiance.

Present: President Keith, David Wolf, Mike Ward, Ed Westerman, Alderman Hackworth, Chris McPhail, and City Clerk Keithley.

Absent: Mayor King

Hackworth made the motion to approve the minutes of February 23, 2017. Wolf 2nd the motion and passed with 5 ayes.

Representatives from The Road Church were present to discuss possible water and sewer solutions on the property that they are considering purchasing. This property is at the northeast corner of Little Rd and Hwy 14 and is currently owned by Zachary Phillips. Mr. Phillips sent in a notarized letter giving The Road Church and it's designated members authorization to discuss and make decisions on his behalf. Member's present were David McNabb and Mike Foster.

- Allowance of a septic tank for sewage. No existing sewer service or septic on site. Wanting to receive a variance on allowing them to install a septic system.
 - Septic systems are not allowed in the City unless one was previously installed and not within 100' of City sewer main.
 - A variance is only granted by the Board of Adjustments.
 - A public hearing will be necessary per state statute.
 - Concerns on future development and how quick until they would be required to hook on to City's system.
 - Concerns with the fact of attached at the main on Thyme and having to acquire easements.
 - Cost is prohibiting for the Church to bare it all.
 - Allowed as long as Christian County rules are followed.
- Allowance of a private well. No existing well or water service on site. Wanting to receive a variance on allowing them to install a private well.
 - Private water systems are not allowed in the City unless one was previously installed and not within 100' of City water main.
 - A variance is only granted by the Board of Adjustments.
 - A public hearing will be necessary per state statute.
 - Shared Well agreement with a neighbor was suggested by Mr. Westerman since the amount of usage would not be that much.
 - Concerns on future development and how quick until they would be required to hook on to City's system.
 - Concerns with the fact of attached at the main on Thyme and having to acquire easements.
 - Cost is prohibiting for the Church to bare it all.

After discussion the Clerk and Commission President read the City Code Book and Commission President stated that previous discussion and variance request would not be necessary. President Keith informed the Commission and The Road Church representatives that according to Section 705.030 and 710.060 of the City Code book:

(Copy on Pasted from Code Book)

Section 705.030. Private System — Permit and Fees. [Ord. No. 294 Art. III §1, 8-13-2001]

When connection to the City's water system is not possible within the City's jurisdiction and after all known means to connect to the City's water system have been reasonably exhausted, the owner may apply to the City and other applicable agencies for the right to construct a privately owned and operated system. The City reserves the right to reject any or all private water system proposals when it is deemed that the proposed system would have a negative impact on public health or welfare or should the proposed system fail to meet all other applicable regulations and guidelines (including State and Federal). Once granted approval by the City, but prior to the commencement of construction of a privately owned and operated public water system within the City's jurisdiction, the owner shall first obtain a written permit signed by the City's authorized employee or representative. The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary by the City and the City's assigns. A permit and inspection fee of one thousand dollars (\$1,000.00) shall be paid to the City at the time the application is filed. Should in the future it be desired and

possible for the private system to be connected to the City's water system, the owner shall be responsible for all costs required for connection to the City's water system and shall modify, rehabilitate and/or reconstruct the private system to a level acceptable and deemed safe, in the opinion of the City, to allow a merge with the City's water system. The owner shall be responsible for all construction, engineering, permits and other acts associated with construction of the private system and any modification thereof.

Section 710.060. General. [Ord. No. 256 Art. III §1, 7-13-1998]

Where a public sanitary or combined sewer is not available under the provisions of Section 710.050, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this Article.

President Keith informed the representatives that local, state, and federal laws would apply with the permitting and installation of the septic and well. The well would require DNR permits which will need to be submitted by an engineer. The Road Church will need to submit an application requesting a private well and septic system. This application will need to include soil testing from the health department, proof of the cost if required to attached to City services.

Hackworth made the motion to allow The Road Church under prevision 705.030 and 710.060 to provide water and service by means of a private well and septic system, on the property located at the northeast corner of Little Rd and Hwy 14 (aka: Zachary Phillips property annexed in the City July 24, 2014) and to be sent to the Board of Alderman no later than the May 16, 2017 regular scheduled meeting. Westerman 2nd the motion and passed with 5 ayes.

The members of The Road Church thanked the P & Z Commission and told them they would be in touch.

Review of the Table of Dimensional Regulations and started with the blanks on the setbacks.

Hackworth made the motion to accept the filled in blanks on minimum side yard, other permitted, and external lots under R1c and to continue with updating at the next regular scheduled meeting. Westerman 2nd the motion and passed with 5 ayes.

Hackworth made the motion to adjourn at 9:30 pm. Westerman 2nd the motion and passed with 5 ayes.

Respectfully Submitted,

Kristy Keithley – City Clerk

Date Approved: _____

Brandon Keith – Commission President