

SPECIAL DUAL MEETING OF THE WEST BRANCH PLANNING COMMISSION AND CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, JUNE 27,  
2017.

Chairman Mike Jackson called the meeting to order at 6:00 p.m.

Present: Bob David, Kara Fachting, Heather Grace, Jan Hasty, Mike Jackson, Lisa Saurer, and Dan Weiler  
(also a Council Member).

Absent: June Longstreet.

Others officers in attendance: City Clerk/Treasurer, Mayor Denise Lawrence, and Council Members  
Joanne Bennett, Dave Lucas, Tim Schaiberger, Rusty Showalter, and Aaron Tuttle.

All stood for the Pledge of Allegiance.

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At 6:02 pm Chairman Jackson opened the public hearing to take comment on the noise ordinance.

David Warner addressed the Commission and noted that he has recently purchased a house that is near  
a location where a band practices and that the noise created prevents their children from being able to  
sleep. He noted that they are typically playing to till 8:30 or 8:45 pm which is later than 8:00 pm which  
is noted in the noise ordinance.

John Saurer addressed the Commission and noted that you can hear the music from further than 50'  
feet away.

Mayor Lawrence noted that ~~they~~ the City did receive a letter from Greg Dematio noting his concern that  
the noise created by the band did disturb ~~his~~ him as well.

Darrin Hunter addressed the Commission, noting they have been using that location for many years and  
this is the first time they have heard of any complaints. He also noted if the City is going to look into  
redoing the noise ordinance, then they should consider what impact it would have on the entire City and  
not just this situation. He further noted that he has studied several ordinances from other Cities and  
many worded theirs in such that a noise is considered a nuisance if it disrupts a normal conversation  
from 50' away.

No one else wished to speak on the subject.

**MOTION BY JACKSON, SECOND BY DAVID, TO CLOSE THE PUBLIC HEARING AT 6:15 PM**

**Motion carried**

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Council Member Showalter noted that he would like to look into combining the two ordinances into one and suggested scheduling a work session to work on it.

Council/Planning Member Weiler noted that he too would like to look into combining the two ordinances and would like to try to have it stick closely with what the County has for a noise ordinance.

Council Member Bennett noted that she does not think the County ordinance should have any effect on the City ordinance because city living is far different than country living.

Planning Chairman Jackson noted that the Planning Commission would have to take a look at it before they could recommend anything to Council. He also noted, he would agree, they should combine the two ordinances into one and there should be some time modifications. It was the consensus to put this issue on the agenda for the Planning Commission meeting on July 11<sup>th</sup>.

Planning Member David asked about how the enforcement of the ordinance would be handled and Manager Grace noted that they would continue to enforce the current ordinance if a complaint is made until a new one is adopted.

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David Warner addressed Council and the Commission and noted that he would not be able to make the Planning Commission meeting due to his work schedule but encouraged the Commission to consider his concerns when making their decision.

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MDOT North Region Planner, Patty O'Donnell presented the Commission with transportation planning issues including the existing transportation facilities, goals and objectives, and transportation strategies. She further noted that she would be available for future meetings after they have had time to go over all of the information.

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The Commission discussed the waiver of rights for first refusal for City land foreclosures.

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City Council discussed the appointment of a Planning Commission member to fill the vacant seat. It was noted that there were three applicants which were Jayson Stroebel, Lois Bergquist, and Carol Addair.

Planning Chairman Jackson updated Council on the recommendation from Planning Commission to appoint Carol Addair to the Planning Commission

Council Member Schaiberger noted that all three would do a good job and that he thought Carol Addair would be a good addition. He has also noted that he had talked with Mr. Stroebel about the opening and was impressed with him as well.

Mayor Lawrence noted that the reason they reposted the opening was to help reach the goal required by the Redevelopment Ready Community program and to try and get the actual stakeholders such as business owners on the Planning Commission.

Council Member Showalter noted that residents are also stakeholders in the City.

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Manager Grace submitted different options that were put together by a volunteer that wanted to assist in getting the Tolfree Wellness Park walkway connected to the City’s Riverwalk. She further noted that these were submitted during an Iron Belle Trail route meeting to try and get them approved in that route as well. She further noted that at that meeting there were some issues with the routes the State was currently looking at. Manager Grace asked for recommendations on what routes Council and the Planning Commission liked the best.

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**MOTION BY DAVID, SECOND BY HASTY, TO APPROVE THE MINUTES FROM THE REGULAR MEETING HELD TUESDAY, MAY 9, 2017.**

**Motion carried**

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Member David noted damage that was done to some of the side streets during the repaving project of M-30 due to the heavy loads of the asphalt trucks.

Chairman Jackson noted the large amounts of rainfall and questioned how the wastewater plant was handling the extra volume. Manager Grace noted that there were still some issues and that the City would be doing some smoke testing on the lines in July.

Member David noted the grass at the K of C Hall needed to be cut.

Member Hasty noted there was a large amount of limbs and debris by the bridge on N. Third St by the Fire Department.

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Joe Clark addressed the Commission on their plans to help encourage more retail and businesses downtown and throughout the City. Member Saurer did note that they have talked about vacant stores downtown and ways to try and fill them.

Samantha Fabbri noted that the Downtown Merchants were going to get together to study ways to help the viability and stability of the downtown and the need for retail stores only in that area. Ms. Fabbri invited members of the Planning Commission to attend that meeting.

Member Saurer noted that they could look into grant opportunities. City Council Member Showalter noted that the MML does sponsor pop up businesses and that MEDC may have some grant programs.

Council Member Showalter noted that they did establish tax abatement districts in the industrial parks.

Manager Grace noted that by being part of the Redevelopment Ready Communities program, the City is eligible for grant funding to address zoning concerns.

Member Schaiberger noted that they need to get the community involved in the process.

Member Hasty noted the big stores like Walmart have hurt the downtown retailers.

Clara Clark noted the need for niche stores to strengthen downtown.

Member Saurer noted the great work the Fabulous Friday's group and others that have helped bring people downtown.

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**MOTION BY DAVID, SECOND BY SAURER, TO CLOSE THE MEETING AT 9:00 PM**

**Motion carried**