

**Village of Rochester**  
**Board of Trustees**  
**Regular Board Meeting**  
**September 11, 2017**

President Suerdieck called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

ROLL CALL:           Trustee Butcher                   Trustee Eandi  
                          Trustee Hendrickson           Trustee Hill  
                          Trustee Zobrist                   President Suerdieck  
                          Clerk Langdon

ABSENT:               Trustee Munroe

**APPROVAL OF THE MINUTES OF THE REGULAR BOARD MEETING ON AUGUST 14, 2017.** *Trustee Hill made a motion to approve the August 14, 2017, minutes. Motion seconded by Trustee Butcher. Unanimous aye vote. Motion passed.*

**APPROVAL OF THE MINUTES OF THE SPECIAL BOARD MEETING ON AUGUST 21, 2017.** *Trustee Hill made a motion to approve the August 21, 2017, minutes. Motion seconded by Trustee Butcher. Unanimous aye vote. Motion passed.*

**APPROVAL OF BILLS**

*Trustee Hill made a motion to approve the monthly financial statements and bills. Motion seconded by Trustee Butcher.*

ROLL CALL:           Trustee Butcher                   YES  
                          Trustee Eandi                    PRESENT  
                          Trustee Hendrickson         YES  
                          Trustee Hill                    YES  
                          Trustee Zobrist                YES  
                          Village President Suerdieck YES

Motion passed 5-0-1.

**ANNOUNCEMENTS**

President Suerdieck administered the Oath of Office to Officer Ryan Doolin and Officer Brian Tweryon. President Suerdieck also announced the resignation of Deputy Clerk, Hilary Patterson and announced the Village is looking for a new Deputy.

## **PUBLIC FORUM**

Dan Bailey, 508 Sawmill Court. Mr. Bailey is President of the Oak Mill HOA. He wanted to thank Public Works and Police Department for their assistance with the Oak Mill annual picnic.

Andy Febus, 4123 Maxheimer. Addressed the Board regarding his concerns regarding Coe Commons request for rezoning an R2 parcel to R5. Concerns included decrease in his property value, privacy issues, contamination of his well due to water run-off and the possible expansion of Maxheimer Road.

Phil Martin, Martin Engineering. Informed Board that an assisted living facility is interested in the building on the currently zoned R2 property. R5 zoning is needed for this to happen. Developer has agreed to buffer requirements. He also discussed the request for a variance on the road width of Delane/Sandee Drive from 36 feet to 31 feet. Mr. Martin does not believe that a variance is actually needed since jurisdiction would fall under the Subdivision Code. The cost of a road 36 feet in width would be an increased cost of between \$75,000 and \$100,000.

Larry Bielfeldt, Coe Commons. Provided pictures of an assisted living facility currently under construction by the interested party wishing to build such in Coe Commons. Mr. Bielfeldt believes this would increase property values of nearby residences.

Pam Green, Maxheimer Road. Disagrees that this development should be considered a subdivision. Considers the proposed development to be business. She is concerned with proximity of Delane/Sandee Drive to her home and driveway. Safety is a concern.

## **OLD BUSINESS**

**Appointment of 2018 Sparks in the Park Committee.** *Trustee Hill made a motion to Table. Motion seconded by Trustee Zobrist. Unanimous aye vote. Motion Tabled.*

**Appointment of three (3) Planning and Zoning Commission Members for 3-year terms.** *Trustee Hendrickson made a motion to Table. Motion seconded by Trustee Butcher. Unanimous aye vote. Motion Tabled.*

## **BOARD AND COMMISSION REPORTS**

**Plan & Zoning Commission** – Chairman Maras presented the Planning & Zoning Commission’s report from the August 22, 2017 meeting. Items included the following:

- Tranquil Acres Final Plat – P&Z recommends Board approval of final plat. *Trustee Hendrickson made a motion to accept the Commission’s recommendation to approve the final plat. Motion seconded by Trustee Butcher.*

<b>ROLL CALL:</b>	Trustee Butcher	YES
	Trustee Eandi	YES

Trustee Hendrickson	YES
Trustee Hill	YES
Trustee Zobrist	YES
Village President Suerdieck	YES

Motion passed 6-0.

- Coe Commons – P&Z recommends Board approval of the zoning change request from R-2 to R-5. *Trustee Hendrickson made a motion to accept the Commission’s recommendation for a zoning change. Motion seconded by Trustee Hill.*

**ROLL CALL:**

Trustee Butcher	YES
Trustee Eandi	YES
Trustee Hendrickson	YES
Trustee Hill	YES
Trustee Zobrist	YES
Village President Suerdieck	YES

Motion passed 6-0.

- Ordinance 17-32 – Zoning change in Coe Commons from R-2 to R-5. *Trustee Hill made a motion to approve Ordinance 17-31. Motion seconded by Trustee Butcher.*

**ROLL CALL:**

Trustee Butcher	YES
Trustee Eandi	YES
Trustee Hendrickson	YES
Trustee Hill	YES
Trustee Zobrist	YES
Village President Suerdieck	YES

Motion passed 6-0.

- Coe Commons – P&Z recommends the Board deny the request for the road width variance of Delane/Sandee Drive from 36 feet to 31 feet. Trustee Hill agreed with the recommendation to leave the width at 36 feet. Trustee Zobrist is opposed to the wider street due to cost and maintenance. *Trustee Hill made a motion to accept the Commission’s recommendation to deny variance request. Motion seconded by Trustee Hendrickson.*

**ROLL CALL:**

Trustee Butcher	YES
Trustee Eandi	YES
Trustee Hendrickson	YES
Trustee Hill	YES
Trustee Zobrist	NO

Village President Suerdieck YES

Motion passed 5-1.

- Coe Commons – P&Z recommends Board approval of the Preliminary Plat for Coe Commons. Chairman Maras expressed his concern regarding only a 6 feet buffer between Ms. Green’s property and R-5 zoned area. He also believes Delane/Sandee Drive could move a little further to the south, away from Ms. Green’s property. *Trustee Hendrickson made a motion to accept the Commission’s recommendation and approve the preliminary plat. Motion seconded by Trustee Hill.*

**ROLL CALL:** Trustee Butcher YES  
Trustee Eandi YES  
Trustee Hendrickson YES  
Trustee Hill YES  
Trustee Zobrist YES  
Village President Suerdieck YES

Motion passed 6-0.

- Resolution 17-05 – Preliminary Plat for Coe Commons. *Trustee Butcher made a motion to approve 17-05. Motion seconded by Trustee Zobrist.*

**ROLL CALL:** Trustee Butcher YES  
Trustee Eandi YES  
Trustee Hendrickson YES  
Trustee Hill YES  
Trustee Zobrist YES  
Village President Suerdieck YES

Motion passed 6-0.

- Village Engineer – Economic Development Committee recommends Board approve the opening of negotiations with Kuhn & Trello Consulting Engineers. *Trustee Hill made a motion to accept the recommendation of the Economic Development Committee to begin negotiations. Motion seconded by Trustee Hendrickson.*

**ROLL CALL:** Trustee Butcher YES  
Trustee Eandi YES  
Trustee Hendrickson YES  
Trustee Hill YES  
Trustee Zobrist YES  
Village President Suerdieck YES

Motion passed 6-0.

## **PUBLIC WORKS SUPERINTENDENT'S REPORT**

Todd Folder reported the following:

- **Water** – Construction phase of Morningside Heights Subdivision completed 9/5/17.
- **Sewer** – Town Hall lift station fence installation. Waiting for the driveway gate and walk gate frame and hardware from Goodman Fence.
- **Streets** – Street lamp on Woodland Trail replaced. Rochester Township and Public Works Department split the rental cost of a large Bobcat with an asphalt grinder for work on State Street and Oak Street. Nine tons of cold patch has been put down on Village streets since the last Board meeting.
- **Parks** – Concrete pad for the North Park pavilion has been completed. Replacement tin roof has been installed on the sheltered picnic table.
- **Building/Grounds** – Concrete pad and two more sections of pallet racking have been installed behind the old shop Quonset building
- **Personnel** – Zoning Administrator duties are becoming easier for Shane and he is in the process of catching up on prior complaints, voicemails, and emails.
- **Goals** – Dividing dam sinkhole job punch items – waiting for concrete forms at the North Park job. Morningside Heights pressure testing, flushing, and bacterial sample for operating permit approval.

## **ROCHESTER POLICE DEPARTMENT**

Chief Bragg reported the following:

- Alibi event on September 15<sup>th</sup>.
- Baptist church event on September 24<sup>th</sup>.
- Homecoming Parade on September 27<sup>th</sup>
- Homecoming game against Decatur MacArthur on September 29<sup>th</sup>. This should draw a large crowd.
- RHS Homecoming on September 30<sup>th</sup>.
- Police are being asked to participate in more community events by subdivisions, churches, schools. Department appreciates the opportunity.
- Officer Shay training.

## **VILLAGER MANAGER'S REPORT**

None.

## **NEW BUSINESS**

**Motion to approve voluntary transfer of vacation time from Todd Folder and Chief Bragg (1.5 days each) to Jared Borell (9/5-9/8) for volunteer efforts for Hurricane Harvey.** *Trustee Hendrickson made a motion to approve the voluntary transfer of time.. Motion seconded by Trustee Butcher. Unanimous aye vote. Motion passed.*

**Motion to approve the closing of John Street from Friday, October 6<sup>th</sup> at 4pm to Sunday, October 8<sup>th</sup> at 5pm for the Rochester Old Town Festival.** *Trustee Eandi made a motion to authorize street closure. Motion seconded by Trustee Hendrickson. Unanimous aye vote. Motion passed.*

**Motion to approve the closing of 6 Vernon to Willow Court on September 24<sup>th</sup> from 2:30pm to 6pm for the First Baptist Church Festival Train Ride.** *Trustee Eandi made a motion to authorize street closure. Motion seconded by Trustee Butcher. Unanimous aye vote. Motion passed.*

#### **EXECUTIVE SESSION**

None.

#### **ACTION ON EXECUTIVE SESSION**

None.

#### **UPCOMING DATE TO REMEMBER**

September 13 @ 9am	Economic Development Committee Meeting
September 14 @ 4pm	Friendship Bench dedication at Project Play
September 21 @ 7pm	Sesquicentennial Committee Meeting
September 25 @ 7pm	Water/Sewer Committee Meeting
September 26 @ 7pm	Planning and Zoning Commission
September 30 @ 9am-noon	Work day at arboretum. Volunteers needed
October 10 @ 7pm	Village Board Meeting
October 18 @ 5pm – 7pm	Sparks in the Park Fundraiser

*Trustee Butcher made a motion to adjourn. Motion seconded by Trustee Zobrist. Unanimous aye vote. Motion passed.*

Meeting adjourned 8:19 p.m.

Respectfully Submitted,

Lynn Langdon  
Clerk  
Village of Rochester