

Mad River Township Trustees

Public Hearing/Regular Meeting: Thursday, May 4, 2017

Meeting time: 7:00pm

Trustees Present: Dave Riley (president), Brent Laughman (vice president),

Fiscal Officer Present: Richard Ford

Others Present: Brad Bodenmiller with LUC, Jane Napier with the prosecuting attorney's office, Gerald Blair with the zoning board, Bob Purk (zoning inspector), Gabe Jones, Champaign County Health Commissioner, other community members (sign in sheet on file).

Meeting called to order followed by the Pledge of Allegiance.

Public Hearing for Zoning Resolution Changes

-Dave Riley opened the meeting by initially starting to read through all the proposed changes to the zoning resolution. Brad Bodenmiller, representative with the LUC Regional Planning Commission, offered to go through each section referenced and explain the proposed changes as well as the regional planning commission recommendations and zoning board recommendations. Dave Riley agreed to allow Mr. Bodenmiller to review the proposed changes and recommendations.

Following the review of the changes, there were several questions and concerns brought up:

-Mr. Riley asked if section 1002 regarding private swimming pools were addressed at all by the zoning board since it was not in the current list for review. He said the section has been brought into question several time over the past 6 years. Mr. Bodenmiller said that he was not sure, but that the zoning board had discussed all the issues that were brought to them during the past 6 months of meetings. He wasn't sure if this particular issue had been brought up or not. He did say he had information regarding swimming pools that he had gathered in the past that he would get to Mr. Riley.

-Mr. Riley also if the Home Occupation section on page 12 of the zoning resolutions had been discussed. Again, Mr. Bodenmiller said he was not sure about that specific section, but that the board had discussed everything that was given to them.

-Mr. Riley if section 1015 on page 55 was addressed. Jane Napier, assistant prosecutor, said the issue that happened within the township this year in reference to this section would not have been resolved by any changes to this section since agriculture is exempt anyway.

-Mr. Blair with the zoning board said that he doesn't recall discussing any of the above issues that Mr. Riley just mentioned since they were not presented for discussion at the zoning board meetings. He said this is the first time he was made aware of these issues. Mr. Blair asked Mr. Riley if a list of issues could be provided to the zoning board of things they need to review since the zoning board was supposed to meet regarding zoning changes for signs as well.

-Bob Purk, zoning inspector, said it appears that the proposed changes would still allow conditional use of mobile homes in all zoning districts. Mr. Bodenmiller said that was correct, but that they would need to go through the BZA (board of zoning appeals).

Trustees asked Mr. Bodenmiller if they had to act on the zoning resolution tonight or not. Mr. Bodenmiller said they had 20 or 30 days to act so they did not have to make a decision tonight regarding the proposed changes so could wait until next meeting.

No action taken by the trustees at this time regarding the proposed changes to the zoning resolutions.

Dave Riley closed the public hearing portion of the meeting and entered into the regular business meeting at 7:43pm.

Regular Business Meeting

Minutes and Financials

Trustees reviewed the financials, bills, checks and 4/20/17 meeting minutes.

Motion: Brent Laughman motioned to approve the minutes, financials, and bills/checks. Dave Riley seconded the motion. Motion passed.

Community Discussion/Concerns

-There were several residents/neighbors present to discuss a property at 5700 St. Rt. 55. Harold Dixon led the discussion and read through papers/reports accumulated over the past 6 years regarding problems he and others have encountered with the property. He said the property is currently “abandoned” since the owners have not been living there for quite some time. The property has recently been “condemned” by the health dept. Gabe Jones, County Health Commissioner, said it was “condemned” due to observations from the outside of the property regarding smells, and visual evidence from outside of the property that it would not be safe to live in at this time. He said that this does not mean the structure itself is unsafe, just the living conditions appear to be unsafe. Mr. Dixon said that he and their neighbors fear that the property is a breeding ground for rats, critters, insects, and mosquitos with diseases. He said the smell coming from the property is really bad. Mrs. Dixon said the front door to the house was wide open for about a week. When asked what they would like done with the property, Mr. Dixon indicated he would like it torn down or cleaned up so it is safe for them and their neighbors. He did say about a month ago, there was someone there hauling out junk into large dumpsters, but that they have not been back. Dave Riley asked Ms. Napier what legal action could be taken. She said she would meet with the sheriff deputy that had written a report on the property and she would try to get a search warrant for an inspection of the property as well as try to contact the owners or relatives. She would try to get this completed by our next meeting on May 18, 2017.

Roads and Bridge

-Dave Riley updated that he had submitted the application for the safety grant and that we should be notified in July if we were approved for the grant.

Cemeteries

-No update on Rector Gard Cemetery
-No update on the Cemetery “clean up” sign.

Equipment

-No updates.

Zoning

-Mr. Purk said Sheriff Deputy Sells would be delivering the zoning letter to Mr. Humphrey on May 5, 2017.
-Dave Riley said the zoning board had not met yet regarding the zoning changes for signs.
-Jane Napier said that with the new laws regarding medical use of marijuana, the trustees should consider passing a resolution restricting the cultivation, dispensing and processing of marijuana in our township. She presented a proposed resolution. She said she would recommend having the zoning board review this policy as well for possible inclusion in the zoning regulations.

Motion: Brent Laughman motioned to adopt the resolution prohibiting marijuana cultivation, dispensing, and processing in Mad River Township. Dave Riley seconded the motion. Motion passed.

-Mr. Laughman asked Ms. Napier if our township was considered a “dry” township. Jane Napier said she would check with Liquor Control and get back with him.

Other Administrative

-No updates.

Motion: Brent Laughman motioned to adjourn the meeting at 8:56pm. Dave Riley seconded the motion. Motion passed.

Minutes Approval Date: _____ by Trustee: _____

Attested _____
