

**MINUTES OF THE MILLVILLE
TOWN COUNCIL MEETING
August 11, 2015 @ 7:00 PM**

In attendance were Mayor Gerry Hocker, Deputy Mayor Bob Gordon, Council Members Harry Kent, Steve Maneri, and Susan Brewer; Town Solicitor Seth Thompson, AECOM representative Kyle Gulbranson, Town Manager Debbie Botchie, and Town Executive Assistant Matt Amerling.

1. CALL TO ORDER:

Mayor Gerry Hocker called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ADOPTION OF TOWN COUNCIL MINUTES

A. Adoption of Town Council Minutes – July 14, 2015

Council Member Harry Kent motioned to approve the Council minutes for July 14, 2015. Deputy Mayor Robert Gordon seconded the motion. Motion carried 5-0.

4. FINANCIAL REPORT – Treasurer

A. July 2015

Treasurer Harry Kent read the Financial Report for the month ending 7/31/15.

July 31, 2015:

General Revenue:	\$ 273,643.	General Expenses:	\$ 50,421.
Restricted Revenue:	117,505.	Restricted Expenses:	17,154.

Council Member Susan Brewer motioned to approve the Treasurer's Report for the month ending June 31, 2015. Council Member Steve Maneri seconded the motion. Motion carried 5-0.

5. ADMINISTRATIVE MATTERS

A. Administrative Report for July 2015 – Town Manager

Town Manager Debbie Botchie stated she only wanted to clarify the general revenue for May, June and July is always high because it is frontloaded and that is when the Town receives a majority of its tax monies in, as well as business license fees.

MOTION TO ENTER PUBLIC HEARING

Mr. Gordon motioned to enter the public hearing at 7:04 p.m. Mr. Kent seconded the motion. Motion carried 5-0.

6. PUBLIC HEARING

A. Public Hearing Notice – Secretary Steve Maneri

B. Written Comments – Town Manager

There were no written comments.

C. Review and discuss final draft of Ordinance 16-01. *Synopsis:* Ordinance 16-01 amends the Town of Millville Code at Chapter 155 at: Article V Application of District Regulations, § 155-8. Applicability of Zoning Regulations; Article VI District Regulations, § 155-9. AR-Agriculture Residential District, § 155-10. R-Residential District, § 155-13. C1-Route 26 Corridor/Town Center Commercial District, § 155-14. C2-Town Commercial District; Article VII Supplementary District Regulations § 155-28. Off-Street Parking by adding C. Design standards for parking areas; Article X Conditional Uses, § 155-49. Conditional uses enumerated; and Article XIV. Terminology.

AECom representative Kyle Gulbranson stated the ordinance is a result due to the fact the Town adopted its original version of its zoning code about ten years ago, and based on development trends in the Town and the need for simply updating the ordinance itself, there was a complete review of the zoning code in which minor adjustments have been made, specifically to the agricultural, residential and commercial districts. Mr. Gulbranson further stated AECom and the Town did an analysis of other Towns to see how the Town lined up with other Town's ordinances in the area, and one of the goals was to make existing lots and uses as compliant as possible and try to eliminate non-conformity.

Town Solicitor Seth Thompson stated one of the most significant changes from a legal end is the shift from special use exceptions to a broader array of conditional uses of which people can apply. Ms. Botchie stated this ordinance is a result of a committee, of which the mayor assigned, and worked on it for a little over a year. Ms. Botchie stated after the committee spent months hashing out what should be drafted, the Town's Planning & Zoning (P&Z) Committee worked on it for three months, and Council is into its third month on the ordinance, so there has been a lot of thought and discussion over the ordinance. Mr. Gordon stated he thinks the ordinance clears up a lot of issues.

D. Property Owner Comments & Questions

Mr. Glen Faden, of Beach Plum Drive, stated he noticed some grammatical errors or typos in the ordinance. Mr. Faden stated on page five (5), under number sub-item E-2, the word "an" should be taken out and replace it with the word "a"; also, on page seven (7), under sub-item J-3, the words "drive through" and "drive in" should both be hyphenated as well as the word "or" being placed between the two. Mr. Faden asked, on page eight (8), under sub-item 4-H, whether Council intentionally added just show, clock, and computer repair shops and excluded appliance repair. Council stated the additions and omissions were intentional. Mr. Faden stated another typo was on page ten (10), under item 5-E, he was unsure of what "other waste" the Town was referencing and might need clarity. Mr. Thompson stated he would recommend using the word "other" between the words "of" and "waste." Ms. Botchie stated people may ask what "other

yard waste” entails. Town Executive Assistant Matt Amerling stated the “other waste” would be defined as anything not listed under item 5-B on page 10.

MOTION TO EXIT PUBLIC HEARING

Mr. Gordon motioned to exit the public hearing at 7:18 p.m. Mr. Kent seconded the motion. Motion carried 5-0.

7. NEW BUSINESS

A. To consider for possible vote the final draft of Ordinance 16-01.

1.) Mayor Hocker request individual vote.

Mr. Maneri motioned to approve Ordinance 16-01 as amended with corrections on page five (5), number E-2, removing the word “an” and placing the word “a”; page seven (7), under sub-item J-3, hyphenating the words “drive through,” and “drive in” and placing the word “or” between the two words; and page ten (10), placing the word “other” between the words “of” and “waste” in number 5-E. Ms. Brewer seconded the motion. Ms. Brewer voted yes. Mr. Maneri voted yes. Mr. Kent voted yes. Mr. Gordon voted yes. Mayor Hocker voted yes. Motion carried 5-0.

8. PROPERTY OWNERS/AUDIENCE COMMENTS AND QUESTIONS

Mrs. Linda Kent, of Cypress Point Trail, stated she has volunteers here tonight to help distribute the pumpkin festival flyers to local businesses so they may participate in the October event.

9. ANNOUNCEMENT OF NEXT MEETING – The next meeting will be the Town’s workshop on August 25, 2015.

10. ADJOURNMENT

Mr. Gordon motioned to adjourn the meeting at 7:22 p.m. Mr. Kent seconded the motion. Motion carried 5-0.

Respectfully submitted,
Matt Amerling, Executive Assistant