

**Public Hearing**  
RANDOLPH TOWN BOARD MEETING  
Rich County Courtroom  
Recorded Olympus Recorder A-8  
September 12, 2018  
7:00 pm

BOARD MEMBERS PRESENT: Mayor Weston  
Lana Peart, Clerk  
Melanie Limb  
Larry Kennedy  
Brian Weyers  
Sim Bell

ABSENT: None

GUESTS: Jesse Weyers, Scott Ferguson, RB Weston, Nancy Weston, Merrill Muir, Tom Britton, Brian Thomson, George Peart

Mayor Weston called our meeting to order at 7:05 PM. The first order of business was the business license application of Nancy Weston. She would like to open a Nurse Practitioner private practice in the back of the Crawford Trough building. She would be open on Thursday evening and on Fridays. She can prescribe medication, take care of chronic illnesses, diagnose acute illnesses, order lab tests and imaging, conduct physical exams on her own. She would not be accepting insurance coverages at this time. The board felt that this would be a great addition to our community and set her business license at \$20 per year.

We then closed our town board meeting at 7:15 pm and opened our public hearing at 7:15 pm. The public hearing was called to discuss a variance for the Crawford View subdivision. Mr. Muir would like to sell lots that are surveyed at .89 acre. He has a 10-acre area and with the access road in the middle and right of way for buried power, water, gas, and fiber optics, the lots are smaller than one acre. Current zoning requires one acre for new building lots.

George Peart was there to voice his opinion on the variance. He felt that giving a variance to this particular piece of property was setting a bad precedent. He felt it would be better if we looked into changing our zoning in the newly annexed area to RA mixed, a provision that was included in our development code and master plan. This would allow building lots to be as small as ¼ acre. The lots could be sold in larger acreage amounts, but would not need to be a whole acre each. He believed that a variance should be reserved for special situations or when a hardship occurred.

We discussed the procedure to do a zone change and would definitely need to get the planning and zoning committee involved in this matter. They would have to approve it

and then it would go to the town council. The board felt that we could meet on the regularly scheduled night for P&Z business, October 3, 2018, and have the necessary Public Hearings and town board meeting that night as well.

We also discussed planning a second access to the subdivision, if and when more houses went in or a church, currently being planned, was added to that area. There is no property currently owned by the town in that area. We would have to obtain right of ways from the current property owners to extend First East or take another route into the area. The board agreed that this was something we needed to look into for the future, even if the road did not go in immediately. No plans were made that would infringe on property owner's rights or cause undue traffic in an area. An access road would be installed only if we could obtain a right of way from property owners.

We also talked about the route the water line should take and if it was necessary to go under the State Highway at this time or continue the existing line on the East side of the highway out to the subdivision. This is something we would need engineer approval for.

We are still in the discussion stages for our Impact Fees for the area and hook up fees for water. We are hopeful that we can get county assistance building the road to help with costs there.

The motion was made by Sim and seconded by Brian to table the variance and make an application to the Planning and Zoning Committee to do a zone change to all newly annexed property. The motion was passed by the board unanimously. We will hold a public hearing with P&Z on October 3 next month and then continue on with our Town Board Meeting immediately following their session. We will then continue this Public Hearing if necessary at that time.

The Public Hearing was then closed at 8:15 pm and we moved on to the regular Town Board business.

The county had talked to the Mayor about our Short-term rental policy that we had adopted several months ago. They did not want to be responsible for inspections and enforcement of that ordinance for the town. There will be further discussion with the county in the future, but it looks like we may have to draft and pass our own policy.

George also raised the issue of a new trailer house being put in Barker's trailer court. It was decided that there would be no need for a new building permit if one trailer was just replacing another.

The Mayor told the board that we now have a Memorandum of Understanding with Geneva Rock to purchase water from the town for their road construction on the solar field East and North of town. It specifically notes that water is to be metered and a backflow preventer in place whenever they are taking water from one of our hydrants. We would like to have an ordinance in place that specifically states that written permission must be in place before anyone can take water for any purpose from the town

water system. Lana will see if she can get an ordinance written up for discussion next month.

The board discussed the tourism grant that is due by October 1. There is the possibility that the county will roll over our last year's grant application for the snack bar to be shared by the park and the fairgrounds since it was not used this year. The board felt that we should apply for something different this year that was not dependent on this project. Several ideas were mentioned a skate park, splash pad, or zip line.

We have received the insurance money for our damaged playground equipment and fallen tree damage. Melanie will get the playground piece we picked out previously ordered with the hope that we can get it in before winter arrives.

We received a request for someone to be on the town board agenda for next month for a business license and that request was granted.

It was decided to apply for approximately \$10,000 for new picnic tables for the park and also some new trees to replace the old ones destroyed by the wind this summer. Lana will work with Scott to get some tables picked out and the grant written.

There will be no Zombie Run this year.

Brian Weyers mentioned covering a camper trailer in his yard with wood. It was decided that the structure was small enough it did not need a building permit.

We discussed Sub for Santa. It appears that the Peart sisters will be taking on this project and we would like to discuss with them their plans at our next meeting.

Lana was then asked to read the minutes from last month's meeting. The minutes were moved to be approved by Melanie, Brian seconding, with no changes, unanimously.

Lana then read the bills. They were moved to be approved by Sim with Brian seconding, approved unanimously.

Brian made the motion to dismiss at 9:45 with Melanie seconding, approved unanimously.

Mayor \_\_\_\_\_ Clerk \_\_\_\_\_  
Date of Approval \_\_\_\_\_