RECORD OF ORDINANCES

Special Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 30043

Ordinance No. March 13, 2018 *Passed*_____, *20*_____

The Council of the City of Milford met in regular session in Council Chambers at 745 Center St. at 7:00 p.m. on March 13, 2018. Mayor Albrecht called the meeting to order with the Pledge of Allegiance and a Moment of Silence.

Roll Call: **Present:** Mayor Albrecht, Vice Mayor Brewer, Ms. Russell, Mr. Brady, Ms. Chamberland, Mr. Haskins, Ms. Evans. Ms. Evans made a motion to excuse Mr. Brady. Ms. Russell seconded the motion. All voted yes.

Mr. Albrecht stated that the purpose of this special meeting was to have an opportunity to have a second reading of Ordinance 18-1345 second reading of Ordinance 18-1345 and to have the opportunity to discuss.

Public Comments:
Mr. Scott Naylor – 28 Apple Lane The backyard of his house backs into the parcel location. His concern is that the property has uneven terrain. There is a gulley type area next to his property for the run off. His concern is that when it rains hard and there is runoff the culvert is able to contain most of the water but a lot of the water goes underground. When it rains hard, basements flood out. Drainage and runoff is a concern. A lot of the property is on different elevations. It will be difficult for when a developer comes in and will only be able to utilize part of the parcel doesn't make a lot of sense. If they could take dirt from the top of the hill and place it down on the low spots to even it out for more building lots. That will exasperate the problem. They will have more problems with drainage. Mr. Albrecht said that he appreciated that Mr. Naylor was there tonight to discuss this. We appreciate that people come in and talk to council. At this time for council it is more about a legal precedence from a wide open institutional which would allow for apartments, to a residential area. Your concern would be addressed by any developer that comes in and they have engineers to do that. They have to bring this information to us through planning and zoning. Our City Manager will also be addressing the water run off at that time. Mr. Naylor mentioned that he used to own a house on Wallace Avenue. They developed Wallace Grove on top of the hill. The basement over there was flooded as well even when engineers looked at development. The runoff, drainage and retention ponds still occurred. Ms. Brewer mentioned that Mr. Naylor should also address his concerns to the School Board as well. It is the School Board that is selling the property. If it were to stay Institutional you would have those concerns. If it is changed to Residential, you would have those concerns. I believe the school board has the right to hear this from you as well. Mr. Naylor said that R2 is a good use of the property. I would like to see a little extra attention to this and how the property is developed. I thought that once the School Board sold the property, they were out of the picture. Ms. Brewer said that is correct. A lot of the issues with the property can be brought to the attention of the Planning Commission once it moves forward.

Mr. Dowdy - 801 Wallace Avenue addressed council that if they were to develop at the top of the hill and take dirt and move it over to the side, and remove over 150 dead trees, it would help out a lot. I think it is a good idea for residential and have thought that since I purchased my own house. The gully is located right next door to my house by about one foot. It starts on Wallace and moves down. I don't think it will impact Apple Lane especially if they move the land over. I think it will work out. No contractor or anyone else has asked me to come here tonight. I wanted to make sure you didn't place Section 8 Apartments in the location. We do not want that. I think your idea is a great idea for the Residential Zoning! They are right when the said that for Apple Lane they should have planned differently with Wallace Grove. Mr. Albrecht thanked Mr. Dowdy for his feedback.

Council Comments: none at this time

Old Business:
Ordinances and Resolutions
18-1345 An Ordinance to Initiate the Rezoning of Parcel No. 21-07-29.026P from "I" (Institutional) to "R2" (Single Family Residential) Ms. Brewer made a motion to suspend the rules and read by title only. Ms. Russell seconded the motion. All voted yes. Ms. Evans made a motion to adopt. Ms. Russell seconded the motion. All voted yes

Adjourn:
There being no further business to come before the regular Council meeting, the meeting adjourned at 5:13 p.m. with a motion from Ms. Brewer, seconded by Ms. Chamberland. All voted yes.

Jackie Bain, C.P.T.

Fred Albrecht, Mayor