

VILLAGE OF HASKINS PLANNING COMMISSION

Minutes of the August 1st 2017

Attending Members: Mayor Heft, Phil Tipton, Carl Carter, Keith Hollicker

Acting Zoning Inspector: Colby Carroll

Absent: Fred Bordner

Visitors: Paul Skaff and see attached.

Minutes as submitted by Lisa D. Heft:

- This meeting was called to order by Brad Heft at 7PM with the clerk calling roll and following member absent, Bordner.
- The Commission opened the floor to discussion as Mr. Bob Gage the Senior Vice President of Net Lease Development of GBT Reality Corp was running late.
- **Tipton moved Carter 2nd to approved the minutes of the July 11th 2017 planning commission meeting, all yes motion carried.**
- A new site plan was submitted to the Village of Haskins, all commission members and audience has copies of this plan.
- Mike Richardson addressed the planning speaking for the residents in attendance. A groups of concerned citizens have been conducting meetings with the main focus of these meetings is how to educated the public concerning the proposed Dollar General. There was a petition that was circulated along with discussion on Facebook that was not to put any undue pressure on anyone. This group organized and went door to door visiting 322 homes discussing everything from the fire station leaving to speeding and police presence. This group knocked on as many doors as they could. Of the 322 doors knocked on 95 of them were not home with 201 against the proposed Dollar General and the rest having no opinion or not comfortable signing the petition. The petition and a graph was presented to the clerk from this group. 88% of this village does not want a Dollar General in this town, the town is not divided on this issue “Haskins is Home”, a slogan Mayor Heft ran his campaign on thought of by his cousin.
- John Edgerton thanked all of members and commission and has lived in the village for 10 years. Mr. Edgerton has met neighbors he has not met before by joining this group. Mr. Edgerton does not dispute the property located at 64/King Road, he does not like 509, 509.6(I) in the village zoning code. The architectural plan, the setbacks, the 64

entrance which was previously told unsafe, the definition of CI, the language could be nitpicked all day. Mr. Edgerton is encouraging the commission to reject the site plan. Before 1997 a site plan was not seen however this group would like this property to be revert back the zoning prior to 1997.

- Roy Chase feels the Dollar General will fail in the Village of Haskins, he has never shopped at a Dollar General, however he disagrees with the rezoning of this property. Small family businesses do fail; the Mail Pouch has had several owners.
- Mike Richardson stated that the developer who rezoned property to C-1 has went out of business, leaving this property zoned C1 does not make sense to him. Mr. Richardson would like to see this land revert back to zoning prior to 1997 and if the right developer comes along then petition the planning commission for a zoning change.
- Brad Heft stated on how a court would interpret section 110 of the zoning code under liberal construction with the village retaining the rights for growth. Brad Heft stated it takes many people to be and stay active in community.
- Eric Prehn feels that 64/582 would be a better area and was told the zoning map was updated on 2005.
- Shelly Steedman stated she would like to see appropriate growth in the appropriate places, she would like to see a beautiful entrance and park at this property.
- Mike Richardson inquired on putting this issue on ballot, he is not anti-growth thought the village has M-1 property located on King Road.
- Andrew G feels the planning commission needs to plan better for the future growth, what price would the residents have to pay to live in a residential only village.
- Luke Shipp would like more community involvement; this issue has triggered more involvement, how to get and stay involved. Mr. Shipp stated there are 3 housed directly involved and asked the commission to put themselves in their shoes.
- Penny Getz asked if the state had given the approval for the road cut yet on State Route 64. Mr. Carroll stated the original site plan had the entrance of Kingsbury though it was moved to St Rt 64 for Dollar General to be good neighbors.

- Amy Farmer does not like the spot, this is residential area and does not want to see Dollar General in the neighborhood (reminding those she does not live in the neighborhood on where the proposed site is)
- Georgie Berry asked if their Dollar General contribution to the community is sidewalk that was added to the site plan
- Melissa Richardson stated that this area is where school buses are and kids walking at 6AM, this is not safe for a Dollar General.
- Chuck Steedman would be in favor of getting a park levy on the ballot for this land, perhaps the village can purchase this land from Mr. Long. Nancy Perry stated the village needs to expand the parks that they currently have. Mike Richardson would like to see a community park clean- up day. Nancy Perry reminded all that a few years ago the retention pond was to be taken over by the Logan Meadows home owners association with no one stepping forward and the village now being the owners of this retention pond.
- Mr. Bob Gage the Senior Vice President of Net Lease Development of GBT Realty Corporation arrived and introduced himself and stated that his company constructs Dollar General however does realize that the application that was submitted the Village of Haskins is not complete as he will take back and review this site plan.
- Mr. Gage did look at the land the village has for sale on King Road and also the proposed land on where Dollar General would like to build. Mr. Gage stated that perhaps Dollar General could purchase all the land on the end piece on 64/and King and donate a portion back to the village as park space. Mr. Gage did apologize and noted he has heard everyone's concern, Dollar General has no intention on coming in unless it is beneficial to the community. Mr. Gage will go back and regroup, read the village zoning code to see what is allowed zoning legally wise.
- Brad Heft asked Mr. Gage on what brought Dollar General to Haskins? Mr. Gage stated the retailer picks the locations for Dg and does not share the research on how locations are picked.
- Mr. Paul Skaff asked Mr. Gage if he was going to withdraw the site plan presented however he allowed the planning commission to vote.
- Tipton moved Carter 2nd not to approve the 2nd site plan that was presented from Dollar General, all yes motion carried.
- Tipton moved Carter 2nd to adjourn, all yes motion carried.

- **Tipton moved Hollicker 2nd to adjourn.**
 - **moved 2nd to adjourn**