

CITY OF CLEVELAND
CITY COUNCIL MEETING
MAY 8, 2017
MINUTES

CITY COUNCIL MEETING

The City Council Meeting of the Mayor and Council of the City of Cleveland was called to order by Mayor Shan Ash at 7:00 p.m.

COUNCIL MEMBERS PRESENT: Annie Sutton, Bradley Greene, Edward Young, and Nan Bowen.

APPROVAL OF AGENDA

On motion by Bradley Greene, seconded by Annie Sutton, in favor – Edward Young and Nan Bowen, and carried unanimously, the Mayor and Council voted to approve the agenda for the May 8, 2017 City Council Meeting.

NADINE WARDENGA – PLANNING AND ZONING

Ms. Nadine Wardenga, Planning and Zoning Board Chair, presented the application for annexation and zoning of Ginn & White, LLC.

Mayor Ash asked if anyone present, for or against the application for annexation and zoning, has contributed to the campaigns of the Mayor and Council. No one answered.

Ms. Wardenga presented the application of Ginn & White, LLC requesting an annexation and zoning to B-II Highway Commercial Business, for approximately 1.90 acres of property located on 50 Woodlawn Drive (at Old Hwy. 75 South), Tax Map and Parcel Number 048A-087.

Ms. Wardenga asked if there was anyone present to speak to the application. Ms. Shanda Ginn, owner of Cleveland Academy, explained her background is in education and her goal was to create more than just a daycare but a learning center. Most of her staff have degrees in education. Due to state regulations, the learning center is at capacity and there is no chance for future growth unless the facility can tie into to the city's sewer system. The current septic system is not made to handle additional growth. There is an empty dwelling that can be used if the sewer issue is resolved. There is also an opportunity for the basement of the former dwelling to be occupied if a sprinkler system is installed.

Jeff Groves stated he has heard good things about the learning center. Ms. Wardenga asked if anyone present had questions.

Ms. Patty Reed, neighbor to the property, questioned how many additional children would be able to attend the learning center. Ms. Ginn answered thirty to thirty-five full time children and possibly more if the sprinkler system is installed. There are state guidelines that have to be followed for care facilities. Ms. Reed, whose mother once owned the property of the learning center, expressed her excitement of the daycare.

Henrietta Sutton asked if it would be the city's responsibility for the installation of the sewer line to the facility. Connie Tracas, City Clerk, explained there were two options; one is to install smaller line to serve the learning center only, which would be at the cost of the owners, or two a larger line is installed with a possibility of other property owners connecting to the line. If this option is considered, the city may require a cost share of the materials and installation.

NADINE WARDENGA – PLANNING AND ZONING – continued

On motion by Jeff Groves, seconded by Sam Pelletier, in favor Henrietta Sutton, Jessica Adams, Linda Hobbs, and Arthur Palmer, and carried unanimously, the Planning and Zoning board approved the application of Ginn & White, LLC to annex and zone to B-II Highway Commercial Business, for approximately 1.90 acres of property located on 50 Woodlawn Drive (at Old Hwy. 75 South), Tax Map and Parcel Number 048A-087 with the following conditions:

- A site plan must be pre-approved by the City of Cleveland
- Property cannot be joined or linked to another property
- Buildings, future or current, cannot be extended to another property
- A residential facade design is required (brick or siding). This includes sidewalls. Metal buildings are prohibited
- Side and rear yard mature vegetative buffers must stay in place to reduce light and sound pollution
- Must have low intensity outdoor lighting
- Internally lit signs are prohibited on the building or freestanding- for example a box sign with lights inside to illuminate the sign
- The conditions of this zoning change must be recorded and travel with the property deed.

Mayor Ash invited Ms. Shanda Ginn to speak on behalf of the application. Ms. Ginn informed she taught for seventeen years and decided to use her skills for a learning center for children. She has been working to expand the Cleveland Academy since August of 2016. At this time, the facility is at capacity and she is unable to accept additional children until the building is connected to the city's sewer system. Each age group has a waiting list as the need for quality daycare and learning grows in the area.

The Mayor and Council discussed the options to connect to city sewer. Edward Young informed a two-inch line with a lift station would need to be installed, but would be at the expense of the owners. Annie Sutton asked if any of the neighbors have approached the owners of a possibility to connect to sewer. Ms. Ginn answered no.

On motion by Bradley Greene, seconded by Edward Young, in favor – Annie Sutton and Nan Bowen, and carried unanimously, the Mayor and Council voted to accept the recommendation of the Planning and Zoning Board and approved the application of Ginn & White, LLC to annex and zone to B-II Highway Commercial Business, for approximately 1.90 acres of property located on 50 Woodlawn Drive (at Old Hwy. 75 South), Tax Map and Parcel Number 048A-087 with the following conditions:

- A site plan must be pre-approved by the City of Cleveland
- Property cannot be joined or linked to another property
- Buildings, future or current, cannot be extended to another property
- A residential facade design is required (brick or siding). This includes sidewalls. Metal buildings are prohibited
- Side and rear yard mature vegetative buffers must stay in place to reduce light and sound pollution
- Must have low intensity outdoor lighting
- Internally lit signs are prohibited on the building or freestanding- for example a box sign with lights inside to illuminate the sign
- The conditions of this zoning change must be recorded and travel with the property deed.

NADINE WARDENGA – PLANNING AND ZONING – continued

Grant Keene informed the motion needed to include an ambiguous statement of the owners responsibility to install the sewer line. On motion by Bradley Greene, seconded by Edward Young, in favor Annie Sutton and Nan Bowen, and carried unanimously, the Mayor and Council amended the motion to include the owners responsibility to install the sewer line. This will be added to the ordinance for the Mayor and Council to sign.

Nan Bowen expressed her appreciation to Ms. Ginn for offering the learning center for children.

Ms. Wardenga presented the application from Woodlands Camp and Conference Center requesting an annexation and zoning to R-I Residential with a conditional use for a Camp, as defined in the Cleveland Zoning Ordinance 64-131, for approximately four acres of property located on Church Street, Tax Map and Parcel Number 047B-13 and 047B-15.

Mayor Ash asked if anyone present, for or against the application for annexation and zoning, has contributed to the campaigns of the Mayor and Council. No one answered.

Ms. Wardenga continued - Ms. Wardenga asked if there was anyone present to speak on the application. Mr. Bradley McDuffie, site director Woodlands Camp, explained the camp had purchased the properties last fall and would like to have all camp owned property surveyed to fall under one zoning class, tax map and parcel number.

There was no one present in opposition or for the proposed annexation and zoning request.

Ms. Wardenga noted the recommendation for annexation is contingent on the approval of the White County Board of Commissioners. Due to the extensive paperwork, required through the state and service delivery, the commissioners have not received the request to consider.

Ms. Wardenga expressed her excitement about what the camp offers to the campers and to the community. Visitors take the time to shop, eat and spend time in White County.

On motion by Jeff Groves, seconded by Sam Pelletier, in favor Henrietta Sutton, Jessica Adams, Linda Hobbs, and Arthur Palmer, and carried unanimously, the Planning and Zoning board approved the application of Woodlands Camp and Conference Center to annex and zone to R-I Residential with a conditional use for a Camp, as defined in the Cleveland Zoning Ordinance 64-131, for approximately four acres of property located on Church Street, Tax Map and Parcel Number 047B-13 and 047B-15. This recommendation is contingent on the approval of the White County Board of Commissioners.

Bradley McDuffie, Woodlands Site Superintendent, was present to represent the applicant, but did not have anything to add.

On motion by Bradley Greene, seconded by Nan Bowen, in favor Annie Sutton and Edward Young, and carried unanimously, the Mayor and Council voted to approve the recommendation of the Planning and Zoning Board the application of Woodlands Camp and Conference Center to annex and zone to R-I Residential with a conditional use for a Camp, as defined in the Cleveland Zoning Ordinance 64-131, for approximately four acres of property located on Church Street, Tax Map and Parcel Number 047B-13 and 047B-15. This recommendation is contingent on the approval of the White County Board of Commissioners.

NADINE WARDENGA – PLANNING AND ZONING – continued

Ms. Wardenga presented the application of the Estate of William Smith – Ryan Hood, Executor requesting a rezoning from R-I Single-Family Residential to B-II Highway Commercial Business, for approximately .80 acres of property located on 332 Quillian Street, Tax Map and Parcel Number C01F-003.

Bradley Greene recused himself from the discussion and possible vote due to having a financial interest in the rezoning of the property. Mr. Greene sat in the gallery during the hearing of the application.

Mayor Ash asked Ryan Hood, applicant, if he had any comments. Mr. Hood stated the property fronts Highway 129 and is surrounded by commercial properties. There is very little property left in the city on the highway that is not commercial. Annie Sutton asked if Mr. Hood has found the graveyard behind the property or the property that joins him (in reference to the Tom Hood property). Mr. Hood stated he has not.

Ms. Wardenga continued - Ms. Wardenga asked if there was anyone present to speak on the application. Mr. Ryan Hood, as executor of the estate, stated his obligation is to get the most money from the property. The estate would not consider a sale that would be detrimental to the community. Mr. Hood explained although the property fronts South Main Street, the property does not have access on South Main Street with access only on Quillian Street. Linda Hobbs expressed her concern of the increase in traffic and Ms. Wardenga agreed that although the lot is small, the city streets could not handle additional traffic. With very little area for parking, Ms. Hobbs suggested the house could be leveled and the area reconfigured.

Mrs. Lois Johnson, resident of Quillian Street, stated she attended to show support of the zoning change. Ms. Wardenga recognized Ms. Johnson in remembering her husband Lamar Johnson. Mr. Johnson served on the Cleveland Planning and Zoning Board for many years.

On motion by Sam Pelletier, seconded by Henrietta Sutton, in favor - Jessica Adams, Linda Hobbs, Jeff Groves, and Arthur Palmer, and carried unanimously, the Planning and Zoning Board approved the application of the Estate of William Smith – Ryan Hood, Executor to rezone from R-I Single-Family Residential to B-II Highway Commercial Business, for approximately .80 acres of property located on 332 Quillian Street, Tax Map and Parcel Number C01F-003 with the condition of low impact signage and lighting.

On motion by Edward Young, seconded by Nan Bowen, in favor Annie Sutton and carried unanimously, the Mayor and Council voted to accept the recommendation of the Planning and Zoning Board and approved the application of the Estate of William Smith – Ryan Hood, Executor to rezone from R-I Single-Family Residential to B-II Highway Commercial Business, for approximately .80 acres of property located on 332 Quillian Street, Tax Map and Parcel Number C01F-003 with the condition of low impact signage and lighting.

Ms. Wardenga informed the board discussed the traffic on Quillian Street and offered the following recommendation: On motion by Linda Hobbs, seconded by Jessica Adams, in favor Henrietta Sutton, Arthur Palmer, Sam Pelletier, and Jeff Groves, and carried unanimously, the Planning and Zoning Board voted to make a recommendation to the Mayor and Council to conduct a study of Quillian Street and to improve the street for additional traffic. The street is used as a bypass to Main Street and needs to be widened and constructed for pedestrian use.

NADINE WARDENGA – PLANNING AND ZONING – continued

Mayor Ash asked the council if they would like to make a motion to the board's request. On motion by Annie Sutton, seconded by Nan Bowen, in favor Bradley Greene and Edward Young, and carried unanimously, the Mayor and Council voted to research the conditions and possible improvements on Quillian Street. Nan Bowen stated it will be beneficial to improve the area. Bradley Greene expressed the need to widen the street and possibly add sidewalks.

Ms. Wardenga informed the board members went over the new Institutional Zoning Classification, but had some items to research and would like to schedule a work session to work further on the classification. The Mayor and Council agreed to schedule a work session for the Planning and Zoning Board to review the Institutional Zoning Classification.

SAM POMIANOWSKI – SAM'S SWEETS AND TREATS – GREASE TRAP VARIANCE REQUEST

Sam Pomianowski, Sam's Sweets and Treats, came before the Mayor and Council to request a variance to install an under the counter grease trap rather than the required buried grease trap. Mr. Pomianowski explained he is renovating the Janwyck building to have a bakery and smoothie shop. He claimed he did not find out about the required grease trap until after he began work on the renovation. Mr. Pomianowski feels there is no practical reason to have a grease trap as he is having baked goods, coffees, and smoothies. No one mention the ingredients for baked items or that butter and creamers contain fat. Ms. Wardenga questioned Mr. Pomianowski how he made frosting for the baked goods. Mr. Pomianowski answered butter and cream cheese.

Bradley Greene informed the building used to be a restaurant, but was before the requirement of the grease trap. Mr. Greene added the ordinance states if there is room to bury a grease trap then a variance will not be issued. Recently the Mayor and Council denied the request of Subway and adhered to the policy of a buried grease trap.

Mr. Pomianowski stated he did not understand what would qualify for a grease trap variance and felt he should be given an exception.

On motion by Bradley Greene, seconded by Annie Sutton, in favor Edward Young and Nan Bowen, and carried unanimously, the Mayor and Council voted to deny the request for the grease trap variance. Mr. Pomianowski is required to install the required buried grease trap.

BRIAN RINDT – CITY ENGINEER

1. The bids for the construction of the elevated water tank is scheduled for May 19, 2017 at 9:00 a.m., City Hall Annex. Caldwell Tanks, Inc. and Phoenix Fabricators and Erectors have requested bid packages.
2. The 129 North sewer expansion is complete. The city has a meeting scheduled with GEFA to finalize the paperwork. GEFA has assigned a new rep to handle the city's loan. The previous rep left without notice to the city.
3. The bypass utility move is under way and to date, there are no problems.

BRIAN RINDT – CITY ENGINEER - continued

4. Mr. Rindt commented on how well the sludge removal project is going at the sewer plant. One of the contributing factors to sludge is the use of lime to reduce ammonia levels. Mr. Rindt has suggested the city try caustic soda in place of lime. This should reduce the amounts of ammonia and the amount of sludge. A feed system is approximately \$37,000 for materials. Earlier in the day Edward Young and Ricky Hunt, Public Works Asst. Director, discussed the options and would like to test the theory with a tote tank before investing in a feed system. Mr. Rindt advised to try the caustic soda once the pond has been dredged and stabilized.

CHIEF RICKY PRUITT – FIRE DEPARTMENT

Chief Ricky Pruitt, Fire Department, gave the statistics for April 2017. The department recorded 80 calls – 42 within the city and 38 out in the county, in which 8 were outside the automatic aid area.

Chief Pruitt informed his department has completed the required paperwork and data for ISO. The volume and pressure of water has increased, which helps the city in the scoring process. Chief Pruitt stated the replacement of aging water lines was money well spent.

CHIEF JOHN FOSTER – POLICE DEPARTMENT

Chief John Foster, Police Department, was not available to give his report due to having to respond to a call within the city.

GRANT KEENE – CITY ATTORNEY

Grant Keene, City Attorney, did not have any new business to report.

NEW BUSINESS

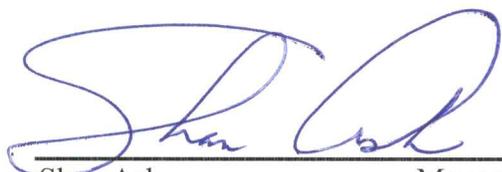
1. On motion by Annie Sutton, seconded by Bradley Greene, in favor Edward Young and Nan Bowen and carried unanimously, the Mayor and Council voted to send notice to Georgia Department of Transportation of the city's responsibility to install new streets signs and to be responsible for the replacement of damaged signs. Mayor Ash was authorized to sign. Annie Sutton stated the city should request DOT have the timing on the traffic light last longer for traffic coming toward Cleveland at the bypass intersection.
2. Mayor Ash read a proclamation honoring Municipal Clerks the week of May 7 through May 13, 2017. The proclamation, as recognized by Governor Nathan Deal, states the important role of the Municipal Clerk. Annie Sutton stated she had the honor of attending classes with clerks from all over the state and was amazed at the responsibilities afforded to the clerks. Ms. Sutton expressed her appreciation for the job of the clerk. There were several anecdotes given about the clerk.
3. On motion by Edward Young, seconded by Bradley Greene, in favor Annie Sutton and Nan Bowen, and carried unanimously, the Mayor and Council voted to provide extra sanitation services for the White County Chamber of Commerce for the Business Expo event.
4. Public comments – Judy Lovell informed the Pottery Comes to Town event will now be joined by the Helen Arts Center. This will add to the vendor participants for the pottery event. The event is planned for September 30 in conjunction with the Agri-Fest.

OLD BUSINESS

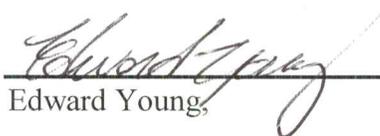
1. The minutes of April 2017 were signed.

ADJOURNMENT

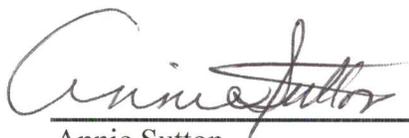
On motion by Edward Young, seconded by Nan Bowen, in favor – Annie Sutton and Bradley Greene, and carried unanimously, the Mayor and Council voted to adjourn the City Council Meeting of May 8, 2017 at 8:00 p.m.



Shan Ash, Mayor



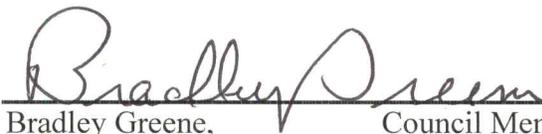
Edward Young, Council Member



Annie Sutton, Council Member

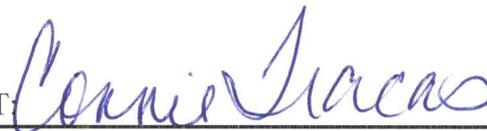


Nan Bowen, Council Member



Bradley Greene, Council Member

ATTEST:



Connie Tracas, City Clerk

