

**Old Webster Special Business District Advisory Commission**  
**MEETING MINUTES**  
**APPROVED**

MEETING DATE: Tuesday, September 25, 2018  
LOCATION: City Hall  
CALLED TO ORDER: 8:03 AM  
MEETING ADJOURNED: 8:33 AM  
NEXT MEETING: Tuesday, October 23, 2018

NAME	PRESENT	ABSENT
Ron Clipp, Chair	X	
Joe Rath	X	
Mark Hinkle	X	
Tim Delanty	X	
Micki Hansel	X	
Scott Kemper		X
Gary Schoenberger	X	
Margaret Stevens		X
Vacancy		
Pam Bliss, Council Liaison	X	
Mara Perry, City Liaison	X	

Also, in attendance:  
Fran Sudekum – Administrative Support

**APPROVAL OF MINUTES**

Motion to approve July minutes was made by Joe Rath, seconded by Tim Delanty, and unanimously approved.

**PARKING UPDATE**

- **Moody Lot** – Public Works has the project and is moving forward. Signs will be posted at the lot when work takes place.
- **15-Minutes Parking Spots** – Signs are up using a trial ordinance; pursuing a permanent ordinance.

**ROOFTOP LIGHTING UPDATE**

- Stribe Electric now has a supply of replacement light bulbs to perform maintenance on existing installed lighting and will also be doing installations of new strands in October.
- Attempts at contacting property owners for two buildings at X Gore are proving difficult.

**DISTRICT BANNERS**

- Spring and Fall Banner Designs was moved to October agenda.

**NEW BUSINESS**

- Lamp posts in the district may need to be painted; keep their maintenance in mind for next budget cycle.

**CITY UPDATE**

- The latest project for the former Gerber Chapel location passed the Planning Commission by a vote of 4 to 3 and will move forward to City Council. The project will have two one-story buildings fronted on Lockwood with parking in the rear for 26 spaces; one building will be a bank with a video teller machine and the other will be for one or two retailers; two curb cuts-one on Lockwood and one on Moody; the existing structure will be demolished and the land will be leveled.
- The church requesting a CUP in the strip mall across on Brentwood Boulevard has moved forward to City Council.
- Firenza Pizza and Ziggy's Frozen Treats is under construction.

- Balkan Treat Box has their permits for the former Stratton's location.
- The new owners of the former YMCA location have taken possession of the property and have closed the parking lot with temporary gates for insurance purposes. Drawings for the new project will be going to the ARB soon.
- The CUP's for project at the former Auto Beauty location have been approved.
- City Council is reviewing the code amendments changes and updates.
- Rolling Ridge:
  - Redevelopment Project – Rolling Ridge has submitted a large project for their current location; it will go before the Planning Commission on October 2nd. The project involves renovating their existing building, which will house their existing nursery business as well as a brewery, coffee shop, retail, and office space. The project also includes construction of a new green house and a four-story condo/apartment building. There will be a report available online. Rolling Ridge has additional information that needs to be supplied, so they will also go before the Planning Commission in November.
  - Fall Events – Rolling Ridge recently cancelled their Fall events which were a repeat of the format they used for their Summer events using food trucks and musicians. The City received a noise complaint resulting from the Summer events. Food trucks are not allowed to do business in the Special Business Districts by City ordinance unless there is a special event with a special activities permit. The ordinance is in place to protect the brick-and-mortar tax-paying restaurants in the districts. A special activities permit will uncover potential concerns with traffic, security, safety, noise, and impacts to residential and business neighbors. As an example, had a permit been acquired for the Summer events, Rolling Ridge would have known to locate the noise-causing generator of the food trucks in different area. Rolling Ridge was unaware they needed to request a special activities permit for the type of events they were conducting and instead of securing one for the upcoming Fall events, they decided to cancel them.

### **ADJOURNED**

Meeting adjourned at 8:33 PM.

### **NEXT MEETING**

The next meeting will be held at City Hall on Tuesday, October 23, 2018 from 8:00 AM.