

CALL TO ORDER

Mayor Pro-Tem Brenda Thompson called to order the Rutledge Council meeting on the above date. Council members Tim Smith and Brandie Owens were present as were members of the public. Mayor Bruce Altnauer and Council member Anthony Sells were absent.

PLEDGE OF ALLEGIANCE

Brenda Thompson called for and led the Pledge of Allegiance.

APPROVAL OF MINUTES

Tim Smith made motion that the minutes of the August 20th meeting be approved as submitted. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

MORGAN CO. PLANNING & DEV.REQUESTING TEXT AMENDMENT TO SECTION 12.1.10 OF THE RUTLEDGE ZONING ORDINANCE RELATED TO TWO FAMILY DWELLINGS

Morgan County Planner Tara Cooner was present and informed the council of the changes. She said we are leaving it at four structures per property.

The minimum square footage will change from 1000 to 1600.

It must be 100ft from any body of water.

All buildings shall face front to front or rear to rear.

No aluminum or vinyl siding is allowed.

A paragraph has been added that addresses open space, streets and sidewalks.

Two family dwellings in the CH zoning must be a minimum of 600ft.

(Changes made part of minutes).

**copy of text amendment available at City Hall*

PUBLIC COMMENTS IN FAVOR

Brenda Thompson called for public comments in favor. There were none.

PUBLIC COMMENTS IN OPPOSITION

Brenda Thompson called for public comments in opposition. There were none.

Tim Smith made motion to approve the text amendment to section 12.1.10 of the Rutledge Zoning ordinance related to two family dwellings. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

MORGAN CO. PLANNING & DEV. REQUESTING TEXT AMENDMENT SECTION 12.1.7

OF THE RUTLEDGE ZONING ORDINANCE RELATED TO MULTI FAMILY DWELLINGS

Tara Cooner said that they changed this from four acres to six. Dumpsters have to be screened, a landscape plan and materials must be 50% brick or stone. Parking must be in the rear and paved. Sidewalks must be on both sides. (Changes made part of minutes).

**copy of text amendment available at City Hall*

PUBLIC COMMENTS IN FAVOR

Brenda Thompson called for public comments in favor. There were none.

PUBLIC COMMENTS IN OPPOSITION

Brenda Thompson called for public comments in opposition. There were none.

Tim Smith made motion to approve the text amendments to section 12.1.7 of the Rutledge Zoning Ordinance related to multi family dwellings. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

MORGAN CO. PLANNING & DEV. REQUESTING TEXT AMENDMENT TO CHAPTER 12.9 OF THE RUTLEDGE ZONING ORDINANCE RELATED TO TOWNHOUSES AND CONDOMINIUMS

Tara Cooner advised that this was all new language. The minimum lot area is six acres with 20% being open space. All buildings must have a minimum set back of 100ft from side and rear lot lines and 60 from street right of way. All
buildings must be located outside any area designated as floodplain.
Building height shall be limited to two floors.
They must be connected to water and sewer and follow the fire code.
The development shall have curb and gutter, sidewalks and parking will be in the rear.
The language is the same on materials as the other amendments.
(Changes made part of minutes).
**copy of text amendment available at City Hall*

PUBLIC COMMENTS IN FAVOR

Brenda Thompson called for public comments in favor. There were none.

PUBLIC COMMENTS IN OPPOSITION

Brenda Thompson called for public comments in opposition. There were none.

Brandie Owens made motion to approve the text amendments to chapter 12.9 of the Rutledge Zoning Ordinance relating to townhouses and condominiums. Tim Smith seconded, all voted in favor and motion carried with a constitutional majority.

AGENDA AMENDMENT

Tim Smith made motion to amend the agenda to add approval to end 120 Day moratorium on building permits on new construction relating to townhouses, apartments and condominiums or rezoning relating to the same. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

APPROVAL TO END 120 DAY MORATORIUM

Tim Smith made motion to end the 120-day moratorium relating to building permits on new construction relating to townhouses, condominiums and apartments. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

DISCUSSION OF BULK WATER RATES

Debbie Kilgore advised the council that Polly Huff had called different cities and inquired about their bulk water rates, fees and meter usage. She said that other cities of our size charge larger deposits, fees to hook up to the hydrant and higher rates. She stated that if the council was interested in changing the fees, she would talk to the City Attorney because it would require changing the ordinance. The council agreed for her to contact the attorney.

APPROVAL OF BILL TO REPAIR SIDEWALK ON FAIRPLAY, AREA ON NUNNALLY, HOLE ON WEST MAIN, AREA ON EAST MAIN STREET AND MCDONOUGH STREET

Debbie Kilgore stated that Eric Smith submitted a quote for the repairs of some holes and bad areas on sidewalks and in the street for Fairplay, Nunnally, McDonough West Main and East Main Street. The quote includes labor, rental of a bobcat and hauling off asphalt. The total for all the areas is \$3,580.00. Tim Smith made motion to approve the quote for \$3,580.00 submitted by Eric Smith. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

REMINDER OF PUBLIC HEARING

Debbie Kilgore reminded the council that the public hearing for a conditional use and variance for Ted Medford located at 159 Newborn Road was scheduled for September 24th at 7:00 pm

Tim Smith made motion to adjourn at 7:20 pm. Brandie Owens seconded, all voted in favor and motion carried with a constitutional majority.

ADJOURN

Bruce Altnauer Mayor Debbie Kilgore City Clerk