

CITY OF RUTLEDGE PUBLIC HEARING – JANUARY 16, 2024

Mayor Altnauer called to order the Public Hearing on the above date. Council members Brandie Owens, Tony Sells and Brenda Thompson were present. Council member Adam Beckstine was absent. Morgan County Planner Tara Cooner was present as were members of the public.

PLEDGE OF ALLEGIANCE

Mayor Altnauer called for and led the Pledge of Allegiance.

VARIANCE REQUEST – 104 E. MAIN ST. SUBMITTED BY HEATHER EDGE

Mayor Altnauer advised the Council that the variance was to separate the two-story building from the other two.

STAFF REPORT – MORGAN COUNTY PLANNER – TARA COONER

Ms. Cooner stated Heather Edge is requesting a variance to the dimensional requirements for the commercial buildings located at 104, 106 and 108 E. Main Street. The two-story building and the two one story buildings are all located on one parcel.

She is asking to separate the one story from the two-story building.

There is a zero-lot line, the dividing wall between the building is the lot line.

The Planning Commission was not concerned about dividing the building, they are concerned about parking.

They want dedicated parking by extending back 24 feet for four parking spaces.

Planning Commission recommended approval with the following conditions:

1. Landscaping must be provided, per article 15, at the rear of the property, where it is adjacent to residential zoning or fill in where existing landscaping is sparse.
2. The two one-story buildings cannot be further split, as the lot width would be out of character with the existing buildings in downtown Rutledge.
3. Renovation or remodeling of the storefronts must preserve the historic character and as much historic material as possible. Property owner to work with the Director of Planning & Development to ensure historic character is maintained.
4. A minimum rear yard of 24 feet, extended parallel to the rear wall, must be included in the property division of the two one-story buildings.

Tony Sells asked if she was planning on selling it. Ms. Edge said she did not want tenants and just wants to sell it. Tony Sells said he had no problems with the plan.

Mayor Altnauer said there will be dedicated parking.

Tara Cooner said yes, four in the back.

Heather Edge stated she would like to make it one way to enter from Adrian's building with diagonal parking.

Ms. Cooner said you can add a condition about ADA and a garbage enclosure.

Mayor Altnauer asked would there be independent water and sewer sources.

Ms. Edge said no.

Brenda Thompson said you are keeping the one building and separating off the two smaller ones.

Ms. Edge said yes.

Tara Cooner said you can have two separate businesses but not separate buildings

PUBLIC COMMENTS IN FAVOR

Mayor Altnauer called for public comments in favor of the variance. Michelle Strott said she is in favor of the variance. Kri
sta Williams also said the more business the better.

PUBLIC COMMENTS IN OPPOSITION

Mayor Altnauer called for public comments in opposition to the variance. There were none.

PUBLIC HEARING CLOSED

Mayor Altnauer announced that the public hearing portion of the meeting was now closed.

CONSIDERATION OF VARIANCE BY CITY COUNCIL

Council member Brandie Owens stated that the variance was reasonable. Tony Sells asked if it was the owner's responsibility to pave the parking lot.

Mayor Altnauer said yes.

Brandie Owens made motion to approve the variance for 104 E. Main Street with the four conditions provided by the Planning Commission, and a fifth condition by Council to be ADA compliant and have a garbage enclosure.

Brenda Thompson seconded, all voted in favor and motion carried.

REGULAR MEETING

Mayor Altnauer called to order the regular meeting of the Rutledge City Council.

APPROVAL OF MINUTES

Tony Sells made motion to approve the minutes of the December 19, 2023, meeting as submitted. Brandie Owens seconded, all voted in favor and motion carried.

REQUEST FOR PROCLAMATION RESOLUTION – TRIANA JAMES

Debbie Kilgore advised the Council they requested more information on this last month. She said that 21 mayors had issued proclamations so far and are just asking they acknowledge the day it was introduced.

Brandie Owens made motion to approve the Proclamation Acknowledging the First Introduction of the Equal Rights Amendment.

Brenda Thompson seconded, Tony Sells voted against, Brandie Owens voted for, Brenda Thompson voted for and motion carried with a constitutional majority.

Brenda Thompson made motion to adjourn at 6:30 pm. Tony Sells seconded, all voted in favor and motion carried.

ADJOURN

Debbie Kilgore City Clerk Bruce Altnauer Mayor