

VILLAGE OF FORT RECOVERY SPECIAL COUNCIL

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**CALL TO ORDER:** Mayor Roger Broerman called to order the Special Council Meeting on March 23, 2015 at 6:30 pm at the Fort Recovery High School Community Room to hold a public hearing for an Annexation Application submitted by Dan and Grace Jutte.

**Roll call was conducted with the following Council members present:** Rod Thobe, Cliff Wendel, Al Post, Dave Garman, Dave Kaup and Dave Bretz. **Also Present:** Randy Diller, Dave Bruns, Roberta Staugler, Ray Cooney, Kathy Thompson, Jared Laux, Brandon Weyerick, Jerry & Lorri Kaup, Chad & Anne Guggenbiller, Danny, Molly & Betty Bechtol, Gertrude Pettyjohn, Gail Tobe, Grace Tobe, Bud & Mary Granger, Craig Wendel, Mary Lou Mescher, John & Cheryl Rammel, Ron & Karen Ranly, Neal Spencer, Butch Leuthold, Eric Brunswick, Chad Timmerman, Willie & Ruth Etta Ranly, Jim & Pat Sudhoff, Cy & Cheryl Muhlenkamp, Mario & Janice Curci, Fred & Ruth Jutte, John & Judy Wendel, Pete & Mary Lea, Mark Fullenkamp, Dustin & Wayne Fullenkamp, Kurt Wendel, Dale Klosterman, Joe Faller, Nick Wehrkamp, Jim Weigel, Dan & Grace Jutte, Chris & Katie Guggenbiller, Leo Hart, Greg Schmitz, Bob May, Bob Walter, Dale Thobe, EJ & Dave Steinbrunner, Don Wehrkamp, Conner Rammel, Linda Kahlig, Mike Thien, Esther Heitkamp, PG Jellison, Linda Thobe, Ivan Kaffenberger, Staci Hartke, Pat Denney, Jill & Jason Andrews, Dan Timmerman.

**The Mayor led** with the Pledge of Allegiance.

**Mayor:** Dan Jutte applied to the Planning Commission to annex a lot into the town and obtain zoning approval.

**Randy Diller:** The process for the application is: A petition to annex was filed. A map at all your tables lays out the area requested. A right of way will be given by the neighbors for utilities. The Planning Commission recommended to Council with a 3-2 vote to approve the request as presented. A 30 day notice for a public hearing was published and that is why we are here tonight. This Public hearing is about the annexation. Zoning is probably why everyone is here tonight. We cannot annex the property without zoning. We are here to finalize the petition if approved by council.

**Dan Jutte:** I have requested the 4.7 acre parcel be annexed. The South half will have two commercial lots and the North half will have four residential lots.

**Jerry Kaup:** I am here as the President of the Merchants Association. I have written down my thoughts from the Merchant Meetings and the things I have seen in the past 35 years I have been in business here. (see presentation attached) **Lorri:** A Planning Firm would cost \$16-\$18,000 with Project Recovery paying half and the town paying the rest. A slide presentation of pictures of the downtown prior to the 1990's revitalization was played during the meeting. **Grace Tobe:** You have done a nice job Jerry. I question spending that kind of money; people that make \$10 - \$12 could never understand that. **Bob Walter:** We can't spread and divide the business district. Look what happened to Union City. **Dan Jutte:** Look at the industry in Union City that is why they lost their downtown. **Grace Tobe:** What tax dollars will Dollar General bring in? I know what I paid. **Karen Ranly:** Tonight when I was getting ready to come here, I had a customer ask how do I get to Dollar General? Every small town has a Dollar General. Why can't we put a Dollar General out there? **Dan Jutte:** I tried; they didn't want to change the zoning. **Karen Ranly:** What if I wanted to move my business out near the hardware, could I do that? Then you could sell my building to Dollar General so you could have it downtown. **Wayne Fullenkamp:** My question is what is the matter with growth? **Dan Jutte:** If you stand still you die. **Karen Ranly:** I'll sell my building, 90% of my customers are from out of town. I had a lady that needed socks and I had to get some out of the lost and found for them to use because there is no place to buy them in town. **Lorri Kaup:** Thank you for coming here tonight to express your feelings. People don't approach me because they know how I feel. I've done research on the impact chain stores have on downtowns. If you want to call that progress. There are 1,481 people in town

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we don't have enough to support a Dollar General. **Eric Brunswick:** Ansonia is smaller, and they support a Dollar General. **Lorri:** They have no competition. **Grace Tobe:** Competition is not bad. I didn't complain when the grocery started selling beer. **Lorri:** I spoke with Stacy Mitchell: She said Local businesses generate more money to the local economy. This store will not give back to the community. Fort Recovery Retail Stores generate \$15,000,000 a year Dollar General will generate \$2 to \$3,000,000 a year. **Grace Tobe:** They will pay taxes too. **Karen Rany:** I buy all my cleaning products out of town. **Wayne Fullenkamp:** I give you credit for growing. **Gail Tobe:** Mayor did you say you went to other towns to see how it impacted them. **Mayor:** Yes I did. I went to St Henry, Arcanum, Versailles and Payne. ~~They all~~ *(corrected to: Payne)* said they are doing more business after the Dollar General Store opened. The bottom dollar is it didn't hurt them. Their deli and meat sales went up, paper products went down. St Henry IGA said their average item per customer was seven and it is now eight. Arcanum tried to keep Dollar General out, and then they came in and bought the bowling alley. The community is now upset because they have no bowling alley. It was a thriving business they won't get back again. Versailles said Dollar General does not give back, but the community loves it. It's a mini Wal-Mart. They can do everything in town now. Those are the things I heard. **Jill Andrews:** Isn't the concern zoning? It is hard to find a house or to build in town now. Won't it hurt the residential? I personally don't want to live next to a Dollar General. **Dale Thobe:** As a former business owner I was run out of business. My business became a dinosaur. There were nine service stations in town. I rotated hours with the Sohio. When they put in a corner station, stuff went down the tubes. It's all self-service and convenience. When there is more traffic competition is good. Where else do we go but outside of town? If it is zoned commercial how can it hurt the downtown? **Jerry:** Business changes. When I began I typed my labels on a typewriter. Two retail areas are bad for small towns. Would it be detrimental short term no, long term there are lots of negatives. **Dale T:** Should we spend \$9,000 when it is not going to change the fact that we have commercial lots. Any chance for more lots? At most the two lots we have now we might as well grow flowers on them. **Don Wehrkamp:** I thought we were voting on zoning tonight. Dollar General shouldn't have anything to do with it. We are changing zoning and we should not have said anything about it. **Neal S:** You have some great valid points on both sides. No matter who, but it will be that one thing that sits out there all by itself. Someone with a completely neutral point of view will come in and tell us if it is a good thing to do. **Dale T:** We are talking about two lots; others would have to be applied for right? When Wangler's moved people thought it would kill the downtown, it didn't. **Lorri:** Instead of us having a developer tell us where we are going to put it, let's have a professional tell us where it should go. **Neal:** We need a better plan than to just throw a business out there. **Dan Jutte:** Any developer will come into town and say, where are your highways and what is for sale? **Cheryl Muhlenkamp:** When my parents came to town there was no place downtown for them to put their business that is why they went right outside of town.

**Mayor:** If there is no other input we will be voting on the application to plat two commercial lots and four R-3 Residential lots.

**Poll Council:** Bretz: I have a question for Dan. If we vote as a council yes, will you develop it like you said you would? **Dan Jutte:** Yes eventually. **Bretz:** In time as proposing? **Dan Jutte:** Yes.

**D Kaup:** Dave Bruns, can we vote to go into Executive Session for Legal questions? **D Bruns:** We cannot, the proper reasons are not there. **Lorri:** I talked to someone today that said we could separate the annexation application and the zoning application if there are two owners. **D Bruns:** No not to my knowledge. **Randy:** The law is clear; upon annexation you must assign zoning.

**Mayor:** We will be voting on the Annexation Application tonight as presented. The Planning Commission approved the request and forwarded it to Council for approval as submitted.

**Thobe made a motion to approve the Petition for Annexation, with the assigned Zoning Districts as submitted by the applicants and as recommended by the Planning Commission, this was seconded by Bretz.**

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**The Mayor passed out ballots to council Members.** He collected them and read the ballots asking each Council Member, Does this ballot represent your vote? Each answering yes.

**The Votes were: Thobe: Yes, Wendel: Yes, Post: Yes, Garman: Yes, Kaup: No, Bretz: Yes. The Annexation application was approved by a vote of 5-1. Application approved as requested.**

**Mayor:** Thank you all for coming tonight. The job of council is not always easy. They try to do what is best for the community. **Mario Curci:** When will you fix the roads? **Mayor:** Which ones? We will be looking at that.

**Thobe made a motion to adjourn the meeting seconded by Post.** Meeting adjourned at 7:27pm.

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Roger Broerman

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Roberta Staugler