

**CITY COUNCIL HEARING  
OLSON MEADOWS ANNEXATION AGREEMENT  
MAY 25, 2005 - 6:45 P.M.**

Mayor Nolan called the public hearing to order. Clerk Wells called roll. Aldermen present: Marzahl, Ulmer, Dikun, Logan, Perkins and Hay. Alderman Berg was absent. Also present were Treasurer Meseck, Administrator Nelson and City Attorney Robert Fetzner. Present on behalf of the petitioners was Attorney Jay Filler.

Mayor Nolan inquired and noted that the parties of interest in the petition were present. Clerk Wells noted the Certificate of Publication with a publication date in the Northwest Herald on May 7, 2005.

Mayor Nolan asked for the identification and recording of any objectors. There were no objectors.

Attorney Jay Filler was present on behalf of the petitioners James Olson, John and Patricia Meyer and Alice Hayden as Trustee and gave an overview of the proposed Olson Meadows which is a three acre parcel immediately north of Wal Mart on Route 14. Said property is located in Dunham Township and is assessed Permanent Property Index Numbers 06-02-401-010; 06-02-401-014 and 06-02-401-015 01-34-200-003. Upon annexation, the developers are requesting B-3 Commercial Use District and are requesting a Conditional Use Permit to operate a commercial auto repair. The Annexation Agreement outlines a schedule for connection to city sewer and water, addresses fencing requirements for the back of the body shop area and limits the number of vehicles stored behind the facility for a specific time frame. There are also provisions regarding signage for the existing billboard to be removed within 36 months unless it is modified to conform with Chapter 14, Signs of the Harvard Municipal Code.

Mayor Nolan asked for comments and questions from the City Council for the petitioner. Alderman Dikun inquired about #6 which states that no more than five vehicles, bearing current registrations, shall be in storage within the fenced area of the premises for more than six months at any given time. Administrator Nelson clarified that this provides that five vehicles may be stored for longer than six months and any other vehicles less than six months. Alderman Marzahl asked for clarification on the time requirements to tap into water and sewer. Administrator Nelson noted that Tract 1 which is the house on the site is being given ten years to tap into city sewer and water. Tract 2 is the commercial building and is being given 2 years to tap into city water and sewer. Attorney Filler indicated that the business will tap into the city water and sewer within a matter of weeks.

There were no further questions or comments. At 7:00 p.m., moved by Dikun, seconded by Hay to adjourn the hearing. Roll call vote: Marzahl, aye; Ulmer, aye; Dikun, aye; Logan, aye; Perkins, aye and Hay, aye. Motion approved six to zero.

Submitted by:

Andy Wells,  
City Clerk

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Date