

**REGULAR MEETING OF
THE VILLAGE OF CLEMMONS COUNCIL
November 14, 2016**

The Village of Clemmons Council met on Monday, November 14, 2016, at 7 p.m. The meeting was held at the Village Hall, Clemmons, North Carolina. The following members were present: Mayor Nelson, Council Members Cameron, Combest, Farmer, Rogers and Wrights. Attorneys Warren and David Kasper were also present.

Call to Order & Pledge of Allegiance

Mayor Nelson called the meeting to order at 7 p.m. and led the Pledge of Allegiance.

Public Comments

There were 45 citizens in attendance. There were 2 individuals signed in to speak:

- PJ Lofland, 1460 Lake Cottage Road, Clemmons, NC – requested Council consider a Town Hall meeting on the median issue.
- C. Robin Dean, 3523 Lawrence Street, Clemmons, NC – expressed his concerns on not receiving any response from Council regarding questions asked during public comments.

Approval of the Minutes

Council Member Combest moved to approve the minutes of the October 25, 2016 regular meeting as presented. The motion was seconded by Council Member Farmer and unanimously approved.

Approval of the Agenda

Council Member Cameron requested the addition of Item I under “Business” for Discussion on Manager Search.

Council Member Cameron moved to approve the agenda as amended. The motion was seconded by Council Member Rogers and unanimously approved.

Announcements

Mayor Nelson announced the Village of Clemmons will be closed for Thanksgiving on Thursday and Friday, November 24-25, 2016.

Business

- A. **Marketing/Communications Director's Report.**
 - 1. **Events Update** – Marketing/Communications Director Ford provided an update on the following upcoming events:
 - Holiday Open House will be Thursday, December 1 from 5:30-7:30pm.
 - Annual Tree Lighting will be Tuesday, December 6 at 6:00pm at Clemmons Library.

- B. **Manager's Report.**
 - 1. **Resolution 2016-R-18 to Accept Donation of Lighting Poles and Heads - Resolution 2016-R-18 Accepting Lighting Poles and Heads** was presented (attached hereto as Exhibit A and incorporated as a part of the minutes).

Public Works Director Gunnell advised that Piedmont NC LLC is donating 25 lighting poles and heads that can be used around the greenway and other locations throughout Clemmons. The Village of Clemmons will provide a letter to Piedmont NC LLC acknowledging the donation which is valued at approximately \$4,995.00.

Council Member Rogers moved to adopt Resolution 2016-R-18 to Accept Donation of Lighting Poles and Heads. The motion was seconded by Council Member Farmer and unanimously approved.

2. *Discussion of Policy to Charge for Excess Limb Pickup* – Manager Kirby requested on behalf of Staff that Council allow some time to formulate a policy for Council review which will be presented the end of January or beginning of February. Council consensus was to allow this time to Staff.
3. *Sheriff's Department Report – September 2016* – report was presented.

C. Attorney's Report – Nothing to report.

D. Planner's Report.

1. *Road Renaming* - Planner Ledbetter stated the following roads will be renamed due to the desire to remember citizens who had resided in that area for quite some time and for e-911 consideration:
 - a. *Peace Village Lane extending South off of South Peace Haven Road will be renamed Gammon Lane*
 - b. *Clemmons Peace Drive extending West off of Lewisville-Clemmons Road will be renamed Bolt Drive*
 - c. *Jessie Village Lane extending South off of South Peace Haven Road will be renamed Jessie Village Drive*

She advised that a public hearing is not required for the renaming due to no building or public streets being on the site at this point. Council consensus was in agreement with road renaming.

E. Waste Management Contract – Manager Kirby advised Council that Stan Joseph, Mike Holbrooks, Joy Jones, Lionel Jefferson and Todd Hughes from Waste Management were in attendance. Stan Joseph, Manager of Community & Municipal Relations provided an update on the recycling industry globally as well as Waste Management explaining that the current Blended Value is approximately \$63.01/ton. He reviewed four main aspects of the Renewal Proposal which include:

- Competitive Pricing - \$.39 increase (lower than surrounding areas). The current contract rate is \$12.20.
- Value Offering – new truck, e-Cycling, and cart replacement program (every year 10% of carts will be replaced which will be driver-determined.
- Service Guarantees – know customers, respond, resolve and restore.
- Community Partnerships - \$25,000 set aside to expand partnerships which include the Village of Clemmons.

Council Member Rogers moved to approve the Waste Management Contract as presented. The motion was seconded by Council Member Cameron and unanimously approved.

- F. Traffic Signal Maintenance Agreement ID #6843 – Manager Kirby advised that the Village owns the mast poles at Allegacy Way and a contract for the maintenance had been signed. He stated that NCDOT has made a few minor changes in their reporting and requested that a renewal contract to the existing contract be executed for the continued maintenance.

Council Member Farmer made a motion to approve Traffic Signal Maintenance Agreement ID #6843 WBS Element 36249.3702. The motion was seconded by Council Member Rogers and unanimously approved.

- G. Call for Public Hearing – Upgrading Access Management on Lewisville-Clemmons Road between I40 and US Highway 158 – Including Medians.

Council Member Combest moved to call for public hearing on Upgrading Access Management on Lewisville-Clemmons Road between I40 and US Highway 158 – Including Medians on Monday, November 28, 2016 at the Regular Village Council Meeting. Council Member Combest also requested that Council consider amending the adopted Council rules as needed for this public hearing as they relate to time for public comments based on sign up. The motion was seconded by Council Member Farmer and unanimously approved.

- H. Public Hearings.

1. Zoning Map Amendment for Abattoir Properties, LLC property (Zoning Docket C-216) - Zoning Map Amendment of Abattoir Properties, LLC from RS15 to IP-S (Life Care Community) The property is located 600' west of the intersection of Fair Oaks Drive and Harper Road and is approximately 3.142 acres. (Zoning Docket C-216) – Planner Ledbetter presented the Staff Report for Zoning Docket C-216. She advised the developer has included a list of the following voluntary conditions:
 - Developer shall agree to add (5) parking spaces as shown by the shaded areas on the site plan if deemed a problem by Village of Clemmons in the future.
 - Developer shall add sidewalk connectivity to the Elms of Tanglewood along Fair Oaks Drive (this condition is already part of the site plan).
 - Developer shall restrict the minimum age of residents to 62 and shall further restrict residents to the "Elderly" definition as defined in the UDO.
 - Developer shall have shuttle services available to the residents of the facility.
 - Developer shall have available dining options to the residents of this project.

She advised Council that the site meets the general intent of Legacy and Community Compass and there was unanimous approval from Planning

Board (attached hereto as Exhibit B and incorporated as a part of the minutes).

Mayor Nelson opened the public hearing. There were three Proponents signed up to speak:

- Doug Stimmel, 601 N. Trade Street Suite 200, Winston-Salem, NC – stated there is a growing demand in Clemmons for Independent Living as a large percentage of residents are at or nearing retirement age. He emphasized three major components as to the reason for this site to be chosen: adjacent to existing retirement community, next to the hospital, and tract fronts the interstate which is less desirable for single-family homes. He stated there were two separate neighborhood meetings held to address any questions or concerns from the residents. The three key concerns that were voiced were who would manage the property and stormwater management and traffic situations. He informed Council that the developer has a signed agreement to work with The Lutheran Services Group and Trinity Elms to completely manage and fully operate this facility. He also stated there are a few details left to be worked out as far as the lease due to the first step is the rezoning, then the costs and details can be calculated and finalized accordingly. He advised that stormwater management will be stored and treated onsite and released at pre-developed rates (86 acres draining through the pond on the end of the site plan with this property being approximately 3.65% of the drainage area). He clarified that the developer will manage their stormwater and their property and reiterating the majority of the storm drainage does not come from this project. He stated that as far as traffic, this is about the lowest intense use regarding traffic and provided statistical information. He also mentioned there are two access points to the property with the sight distance exceeding 450' in either direction.
- Carl Carney, 171 Boxwood Circle, Advance, NC – stated one of the voluntary conditions is that the requirement as far as age was increased from 55 to 62 and showed a rendering of the facility that would include an interior corridor with a high emphasis on security. He advised that the property would be managed by the Lutherans and will provide a la carte services (dining options, shuttle service, etc.) for the residents which are currently in the development process.
- Jean Small, 6006 Jeannine Drive, Lewisville, NC – expressed her support of and the need for this project in the western part of Forsyth County stating Lutheran Services has stepped up in the past to save beds of closed nursing homes.

There were five Opponents signed up to speak:

- Karen Raines, 2230 Whitehorse Drive, Clemmons, NC – stated she strongly opposes this project and would propose this is illegal spot zoning.
- Jimmy Kausch, 4212 Gardenspring Drive, Clemmons, NC – stated he feels there have been broken promises in regard to the zoning of the property from a previous Council and the current Council.

- James Knight, 7720 Whitehorse Drive, Clemmons, NC – stated he has an issue with the Staff Report as it relates to “complying with the Comprehensive Land Use Plan” and feels there is a problem with spot zoning.
- Laurie Fitzgerald, 4206 Gardenspring Drive, Clemmons, NC – stated she wonders if Council represents her interests or those of the developer.
- Jeryn Freeman, 7601 Penland Court, Clemmons, NC – stated she feels as if there are a lot of loose ends as to what “life care” means. She stated that from her perspective, these are still viewed as apartments and that she is not against the idea but feels that this is just not the best place for it.

Carl Carney provided a rebuttal stating that Planning Board provided unanimous approval of the project and advised that the neighbor most impacted by the project recently sold their home with no impact on the sale. He also brought forward the point of voluntarily adding a fence to the buffer.

There being no others signed up to speak, Mayor Nelson closed the public hearing. Council discussion ensued. Council Member Combest began the discussion by stating that from the onset of this project, he was opposed to it. He thought it was the right facility but in the wrong place. After the developer adjustments and modifications required for the current UDO, along with the age requirements and traffic being of minimal impact, he stated he intended to support the project. Council Member Farmer stated that when he thinks of all of the options that this land can be used for, he intends to support the project as well. Council Member Rogers clarified with Attorney Warren Kasper the issue of spot zoning. Attorney Kasper advised that the zoning must be in harmony with the uses (a balance of harmony and benefit) and this project would not be viewed as spot zoning. Council Member Cameron stated that she feels it is important for citizens to be able to “age in place” and that this is a land use decision which is what Council has to consider. She stated she understands some of the concerns of neighboring residents but some of those concerns Council cannot consider as they can only consider the land use. She pointed out the 40’ tree buffer, underground stormwater management, retaining wall plus a 6’ fence on top of the wall, sidewalk connectivity, a 47% impervious surface, and that she intends to support the project. Council Member Wrights stated that he can ditto what everyone else has said and advised that his family has experience the same type of development within close proximity of their property without any negative impact. He is also in agreement with the project. Mayor Nelson asked how the developer arrived at the list of voluntary conditions. Mr. Stimmel answered stating that the input from residents from the neighborhood meetings enabled them to establish some voluntary conditions that tied up loose ends with more specificity. Attorney Kasper advised Council that these voluntary conditions are enforceable. Council Member Farmer asked Mr. Carney about the minimum age restriction of 62. Mr. Carney advised that the only exception to the age restriction is the spouse of a resident who is age 62 or older; otherwise, it would be a violation of the condition.

Council Member Cameron made a motion to adopt the statement of conformity as stated in the Staff Review and recommended approval of the zoning request consistent with that statement for Zoning Docket C-216 to include the voluntary conditions from the developer. The motion was seconded by Council Member Farmer and unanimously approved.

2. *Zoning Map Amendment for PTX Commercial Inc. property (Zoning Docket C-217) - Zoning Map Amendment of PTX Commercial Inc. from HB-S to GB-S (professional offices, restaurant without drive through, Warehousing, Services A, Warehousing services B, building contractor, general, wholesale trade A, manufacturing A, manufacturing B) The property is located at 4740 Commercial Park Court and is approximately 1.91 acres. (Zoning Docket C-217) – Planner Ledbetter presented the Staff Report for Zoning Docket C-217. She advised that the Petitioner is looking to put a brewery in approximately 1,850 square feet of warehouse space without changing the current footprint. They are also requesting 400 square feet for possible future use for a tasting room. She stated there were nominal conditions associated with the site which include: submittal of stormwater management permit, a grading permit if more than 10,000 square feet is disturbed, and secure a stormwater occupancy permit. There was unanimous approval from Planning Board (attached hereto as Exhibit C and incorporated as a part of the minutes).*

Mayor Nelson opened the public hearing. There were two Proponents signed up to speak:

- Jon Cornatzer, 8053 Glengarriff Road, Clemmons, NC – stated that 4% of beer consumed in NC is craft beer and this brewery would be considered between a nano and microbrewery.
- Lynn Johnson, 4818 Hampton Oak Court, Clemmons, NC – stated he was also part owner and available to answer any questions.

There being no others signed up to speak, Mayor Nelson closed the public hearing. A brief Council discussion ensued. Council Member Cameron thanked the Petitioners for the adaptive reuse of the property.

Council Member Rogers made a motion to adopt the statement of conformity as stated in the Staff Review and recommended approval of the zoning request consistent with that statement for Zoning Docket C-217. The motion was seconded by Council Member Combest and unanimously approved.

3. *Zoning Map Amendment for Young Men's Christian Association (Zoning Docket C-144) - Zoning Map Amendment of Young Men's Christian Association from IP-S to IP-S (Institutional and Public – Special Use) – (Site Plan Amendment) The property is located at 1150 S Peacehaven Road and is approximately 28.81 acres. (Zoning Docket C-144) – Planner Ledbetter presented the Staff Report for Zoning Docket C-144. She*

advised there was unanimous approval from Planning Board (attached hereto as Exhibit D and incorporated as a part of the minutes).

Mayor Nelson opened the public hearing. There was one Proponent signed up to speak:

- Luke Dickey, 601 N. Trade Street Suite 200, Winston-Salem, NC – provided a brief overview of the area for the aquatics center that the YMCA is planning.

There being no others signed up to speak, Mayor Nelson closed the public hearing. Council discussion ensued. Council Member Cameron asked why the need for 152 extra parking spaces when it is not a requirement. Mr. Dickey advised that now is the need and time to address the parking situation based on the aquatics center and the current parking situation at the YMCA. Council Member Rogers congratulated Curt Hazelbaker, President & CEO of NW NC YMCA on his move back to the Dallas area and thanked him for the work he has done with the YMCA in Clemmons.

Council Member Farmer made a motion to adopt the statement of conformity as stated in the Staff Review and recommended approval of the zoning request consistent with that statement for Zoning Docket C-144. The motion was seconded by Council Member Rogers and unanimously approved.

4. *Jessie Lane extending North off of South Peace Haven Road to be renamed Ava Mill Way* - Planner Ledbetter stated that due to the reconfiguration of Jessie Lane, a request had to be made through the e-911 system since the area has been platted for the road to be renamed.

Mayor Nelson opened the public hearing. There being no one wishing to speak, Mayor Nelson closed the public hearing.

Council Member Rogers made a motion to approve the renaming of Jessie Lane extending North off of South Peace Haven Road to Ava Mill Way. The motion was seconded by Council Member Cameron and unanimously approved.

- I. *Discussion on Manager Search* – Council Member Cameron requested that the Mayor and other members of Council let her know within the next two days of their availability in November or December to meet in closed session with PTRC representative Matt Reece to discuss candidates for the Village Manager position. A special meeting will be called once a date is determined.
- J. *Council Comments.*
Attorney Kasper requested the opportunity to be able to clarify a couple of items mentioned throughout the meeting. He stated that citizens can present a petition in favor of or against anything for consideration; however, a protest petition was a full set of rules that allowed 25% of the abutting property owners to file in a

timely fashion their detriment. The legislature has did away with protest petitions in 2015. He advised although this is not updated as of yet in our ordinance, he and Planner Ledbetter customarily review and update on a two-year cycle (which is set to take place this upcoming summer). He also stated that our zoning power comes from the General Assembly therefore when they take it out of our enabling ordinance, it is then wiped out of ours and the procedure cannot be utilized. The second topic Attorney Kasper mentioned was spot zoning stating again that it is a balance of public interest against private harm.

Council Member Rogers advised Council of an incorrect date that was stated in the September 26, 2016 meeting that needed clarification. In the September 26, 2016 meeting minutes, under Section "B. Manager's Report Item 4. TAC Update", the following sentence reads: "It will go back to NCDOT for review and evaluation once again and at that point would be ranked and sent back to TAC in January 2018 as to whether or not it is a recommended project." The date should read January 2017.

Adjournment

Council Member Rogers moved to adjourn the meeting at 9:21 p.m. The motion was seconded by Council Member Cameron and was unanimously approved.



Nickolas B. Nelson, Mayor

ATTEST:



Lisa Shortt, Village Clerk



Resolution Number 2016-R-18

RESOLUTION ACCEPTING LIGHTING POLES AND HEADS

WHEREAS, it is the desire of the Village Council to encourage citizens to make gifts of property to the Village for the general benefit of all who live here; and

WHEREAS, it is essential to sound and orderly administration of the Council's government responsibilities that the Council determine which gifts to accept and utilize for the benefit of the citizens; and

WHEREAS, a citizen has made an offer to give the Village lighting poles and heads which the Village Council has determined to be of general benefit to the Village's residents; and

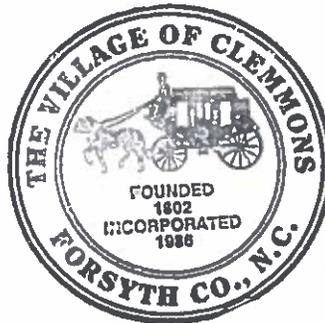
WHEREAS, the Village has the space, resources and expertise to properly preserve said lighting poles and heads.

NOW, THEREFORE, the Village Council of the Village of Clemmons does hereby resolve to accept the gift of lighting poles and heads offered to the Village of Clemmons.

Adopted this the 14th day of November, 2016.

Nickolas B. Nelson
Mayor

ATTEST:

Lisa Shortt, Village Clerk

**ORDINANCE AMENDING THE VILLAGE OF CLEMMONS ZONING ORDINANCE
OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) AND
ZONING MAP OF THE VILLAGE OF CLEMMONS, NORTH CAROLINA**

Zoning Petition of Abattoir Properties, LLC

Ordinance Number 2016-16

BE IT ORDAINED by the Village of Clemmons Council as follows:

Section 1. The Village of Clemmons Ordinance of the Unified Development Ordinance (UDO) and the Official Map of the Village of Clemmons are hereby amended by changing the zoning classification from RS15 to IP-S (Life Care Community) (Zoning Docket C-216)

Legal Description for Abattoir Properties, LLC

The property is described as described from the point; *Portion of 5883-30-9405 to be Rezoned (hereby referred to as Tract 1):* BEGINNING at an iron t-bar located in the western line of Fair Oaks Drive, said t-bar having NAD83/2011 grid coordinates of N=830641.85 and E=1,584,177.71 (and also being located N 84-46-50 W 9289.84 feet from NCGS Monument "Clemmons" having NAD83/2011 grid coordinates of N=829,796.82 and E=1,593,368.44); thence from said point and place of BEGINNING along the northwestern line of Fair Oaks Drive the following 3 courses and distances: (1) South 31 degrees 41 minutes 38 seconds West 17.33 feet; (2) South 28 degrees 31 minutes 52 seconds West 476.90 feet and (3) South 35 degrees 25 minutes 13 seconds West 140.72 feet to an iron pin at the northeastern corner of property owned, now or formerly, by Curtis R. Little and Lynne M. Little (Deed Book 2063, Page 317); thence leaving the right of way of Fair Oaks Drive and with the northern line of Little North 16 degrees 47 minutes 57 seconds West 45.57 feet to an iron pin; thence North 16 degrees 33 minutes 46 seconds West 342.76 feet to an iron pin located in the eastern line of property owned, now or formerly, by R. Phillip Melvin, Jr. (Deed Book 1747, Page 2554); thence North 27 degrees 33 minutes 34 seconds East 149.67 feet to an iron pin located at the southernmost corner of property owned now or formerly, by Lutheran Home, Forsyth County Property, Inc. (Deed Book 3244, Page 2864); thence with the southern line of Lutheran Home the following three (3) courses and distances: (1) North 65 degrees 19 minutes 06 seconds East 390.15 feet; (2) South 03 degrees 01 minutes 39 seconds West 119.43 feet; and (3) South 89 degrees 31 minutes 41 seconds East 11.88 feet to the point and place of Beginning and containing 3.142 acres, more or less, as shown on a survey drawn by Allen Geomatics, P.C. (PLS L-3810) entitled, "Abattoir Properties, LLC".

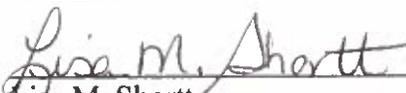
Section 2. This ordinance shall be effective from and after its adoption.

Adopted this the 14th day of November, 2016.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk



**ORDINANCE AMENDING THE VILLAGE OF CLEMMONS ZONING ORDINANCE
OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) AND
ZONING MAP OF THE VILLAGE OF CLEMMONS, NORTH CAROLINA**

Zoning Petition of PTX Commercial Inc.

Ordinance Number 2016-17

BE IT ORDAINED by the Village of Clemmons Council as follows:

Section 1. The Village of Clemmons Ordinance of the Unified Development Ordinance (UDO) and the Official Map of the Village of Clemmons are hereby amended by changing the zoning classification from **HB-S (professional offices, to GB-S (professional offices, restaurant without drive through, Warehousing, Services A, Warehousing services B, building contractor, general, wholesale trade A, manufacturing A, manufacturing B) (Zoning Docket C-217)**

Legal Description for PTX Commercial Inc.

The property is described as described from the point known as Lot 9 of Plat Book 34 Page 88 as recorded in the Forsyth County Register of Deeds and a portion of the property known as Pin # 5893-25-4487.00. Lying and being in the Village of Clemmons and beginning at an iron, said iron being located in the Northeast line of the 50' right of way of Commercial Park Court, being located at the common corner for Lots 9 and 10 as shown in Plat Book 34 Page 88, being located in the Southwest line of property known as Pin # 5893-25-4487.00, being located S 40°20'35"E 290.96' from the intersection of the Southeast right of way of Ramada Drive and the Northeast right of way of Commercial Park Court, and being located at the point and place of BEGINNING. Running thence with the common line between Lots 9 and 10 of Plat Book 34 Page 88, N 49°08'00"E 415.00' to an iron pin located in the Southwest line of property known as Pin # 5893-25-6891.00; Running thence with the common line of the properties known as Pin # 5893-25-6891.00 and the herein described lot S 40°20'35"E 92.38' to an iron pin located at the common corner for properties known as Pin # 5893-25-6891.00, Pin # 5893-25-4487, and Pin # 5893-25-8411.00; Running thence with the common line between properties known as Pin # 5893-25-4487.00 and Pin # 5893-25-8411.00, S 00°33'55"E 280.73' to an iron pin located in the North right of way of Commercial Park Court; Running thence with the North right of way of Commercial Park Court S 89°26'05"W 200.00' to an iron pin; Continuing thence with the North right of way of Commercial Park Court as it curves to the right with a radius of 224.00, an arc distance of 198.78' and a chord bearing distance of N 65°27'15"W 192.48' to an iron pin; Continuing thence with the Northeast right of way of Commercial Park Court N 39°44'49"W 2.09' to an iron pin located at the point and place of BEGINNING. The property described above contains 83,124 square feet (1.91 acre) and is known as Lot 9 of Plat Book 34 Page 88 in the Forsyth County Register of Deeds. It is also known as the Southeast portion of the property known as Pin # 5893-25-4487.

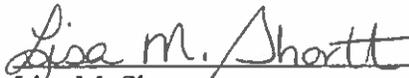
Section 2. This ordinance shall be effective from and after its adoption.

Adopted this the 14th day of November, 2016.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk



**ORDINANCE AMENDING THE VILLAGE OF CLEMMONS ZONING ORDINANCE
OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) AND
ZONING MAP OF THE VILLAGE OF CLEMMONS, NORTH CAROLINA**

Zoning Petition of Young Men's Christian Association

Ordinance Number 2016-18

BE IT ORDAINED by the Village of Clemmons Council as follows:

Section 1. The Village of Clemmons Ordinance of the Unified Development Ordinance (UDO) and the Official Map of the Village of Clemmons are hereby amended by changing the zoning classification from **IP-S (outdoor and indoor recreational services)** to **IP-S (outdoor and indoor recreational services) (Zoning Docket C-144)**

Legal Description for Young Men's Christian Association

The property is described as described from the Beginning at a point whose Northing is 835746.28 and whose Easting is 1588943.49 ; thence bearing S 88-14-15.418 E a distance of 263.33; thence bearing S 1-43-27.569 W a distance of 382.71; thence bearing N 89-1-35.000 W a distance of 546.59; thence bearing N 88-18-3.000 W a distance of 92.61; thence bearing N 86-42-7.000 W a distance of 561.86; thence bearing S 7-11-54.000 W a distance of 31.65; thence bearing N 86-9-14.000 W a distance of 249.99; thence bearing N 7-27-53.000 E a distance of 60.01; thence bearing S 86-33-21.000 E a distance of 259.10; thence bearing N 12-53-26.000 W a distance of 750.67; thence bearing N 60-42-26.000 E a distance of 687.76; thence bearing N 3-36-8.000 E a distance of 257.66; thence bearing S 78-37-39.953 E a distance of 56.24; thence bearing S 78-37-58.245 E a distance of 75.77; thence bearing S 78-38-8.953 E a distance of 75.10; thence along a curve to the LEFT, having a radius of 875.20 a delta angle of 14.120, and whose long chord bears S 85-4-27.295 E a distance of 215.14; thence bearing S 4-10-26.995 E a distance of 661.81; thence bearing S 4-11-23.414 E a distance of 289.86 to the point of beginning approximately 22.31 acres total.

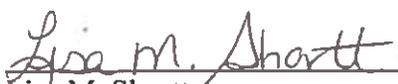
Section 2. This ordinance shall be effective from and after its adoption.

Adopted this the 14th day of November, 2016.



Nickolas B. Nelson
Mayor

ATTEST:



Lisa M. Shortt
Village Clerk

