

Minutes
City of Wellington Special Meeting
April 7, 2015

Present: Mayor Mike Newton and council members Suzanne Arrow, Sandra Moon, Sara Sievert, Ellen Hauber, representing a quorum. Also in attendance were Judy Kaleher, Treasurer, and Lois Roby, City Clerk. **Guests:** Michael House (Peacock Properties), Gant Hill and Robert Wang (Gant Hill & Associates).

The meeting opened at 6:32 p.m. in the Republic Bank conference room at 2108 Bardstown Road. Following introductions, real estate developer Michael House (representing an unnamed Drug Store Company) confirmed his client's official contract to purchase the American Legion Highland Post property, including all buildings, parking lots and vacant land bordering Manchester Road.

Mr. House introduced a preliminary site plan which included:

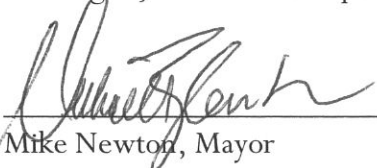
- Development of a drug store building and parking lot
- Construction of a new building for the American Legion
- Parking lot (to continue to be leased by Assumption High School)

Council members voiced the following specific concerns:

- Building's location, ingress and directional placement on the lot, exterior design that blends with the neighborhood, building's proximity to houses, size and location of parking lot (encroaching into Wellington).
- Lighting; signage; landscaping and maintenance of existing tree canopy; use of decorative fencing and walls; sidewalks; neighborhood walkway to store entrance, bike racks, etc.
- Proximity of main entrance into property parallel to Manchester
- Impact studies, including increased traffic/cut through traffic
- Contractual language regarding future property use

Mr. House will meet with the Buyer and work with Mayor Newton to set the next meeting to review a second draft of the site plan. Once progress has been made with the site plan, the City will hold a special meeting open to all residents.

Guests were excused at 8:01 p.m. and the council resumed the meeting discussing the preliminary site plan. Mayor Newton to request references and financials from Peacock Properties. The meeting adjourned at 8:26 p.m.



Mike Newton, Mayor



Lois Roby, City Clerk