

Plan Commission Meeting Minutes  
February 22, 2018

Meeting came to order by President Richard Tincher at 7:00 pm

\*Commission Members present: Lynnette Allen, Richard Tincher, Mark Tucker, Rob Doty, Travis Wake, Mike Duke, Jack Bodiker & Gary Holbert

Non Members present: Gene Kates & Ed Martin

Community members present: Rex & Karen Lawson, Doug Eliason, Jeff Pentecost, Jill Pentecost and Michael Shaver, Wabash Scientific

Minutes from the January 25, 2018 was reviewed with Rob Doty motioning to accept with Travis Wake seconding. Unanimously approved

Old Business:

Plan Commission Budget: Town of Centerville Treasurer, Susan Dillman had emailed Lynnette to let the Plan Commission know that the Town Board had allotted \$12,000 for the BZA/plan Commission budget for 2018.

Gene Kates Surveyor Quotes: Gene received three surveyor quotes: Bill Moore \$8,000 after revising first quote of \$22,000. River Valley \$825, Choice 1 Engineering \$750. Town of Centerville is already under contract with Choice 1 Engineering for a few other projects. They are looking to set up their company as Town of Centerville go to surveyors. After reviewing documentation from all three quotes, Richard Tincher motioned to accept Choice 1 Engineering quote with Gary Holbert 2<sup>nd</sup>. Gene Kates will help process the paperwork after Richard Tincher signed to accept the quote. Time line: after survey, Plan Commission reviews and send to the Town Council, town adopts ordinance, after adoption, town petitions to Wayne County. Wayne County has to authorize before official.

Voluntary Annexation: Landowners approaching the town of Centerville for voluntary annexation-concerns and questions were discussed, some of the concerns were: 1) Noise ordinance with the machinery they use 2) Burning brush and fence rows 3) usage of chemicals on the fields that they are have permits to use 4) Pets run loose on the land, doesn't want to have to kennel 5) hunting and shooting on their land 6) concerned with who is responsible for police and fire protection 7)taxes, Gene Kates gave the landowners some great information in regards to the taxes and their current rates vs what the new rate would be if brought into our tax rate. They are happy with the well water and septic, and REMC Multiple options discussed.

Wabash Scientific works directly with the attorney of the town-work everything out to the least expensive way as possible. They will create a fiscal plan that the Town of Centerville could use for future voluntary annexations along with the current requests. Make sure valid agreement is created and approved by attorney that will benefit the landowners and the Town of Centerville. Wabash will be hired by the Town of Centerville if the Plan Commission requested the retain their services.

Ed Martin mentioned that the landowners may want to talk with Town Clerk to get a copy of the zoning codes that were updated back when the annexation up to I70 took place. Town currently uses the County zoning, but through the town's interpretation with in the 2 mile fringe.

Gene Kates and Ed Martin both looked at the Wabash Scientific contract Richard Tincher motioned to present the contract for Wabash Scientific to the Town of Centerville and Mike Duke 2<sup>nd</sup>- unanimously approved.

Richard Tincher stated that he will go to the Town Council meeting on March 6<sup>th</sup>

New Business:

Plan Commission members attending Town Council meeting-If the number of members equal a quorum that is attending to discuss any Plan Commission items, the Secretary of the Plan Commission should provide a notice that we are meeting along with the Town Council meeting. Next Town Council meeting will be held on March 6<sup>th</sup>, 2018 @ 7:00pm.

Notification sign for annexation is it required: Ed Martin stated that we do have to give notice and he suggested that it wouldn't hurt to have it when the time comes.

Rob Doty motioned to adjourn meeting and Lynnette Allen 2nd- unanimously accepted and adjourned at 8:40pm.

Next meeting March 22, 2018 @ 7:00pm