

Plan Commission Meeting Minutes  
March 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, & Daniel Mangas

Minutes from the February 22, 2018 was reviewed with Mike Duke motioning to accept with Travis Wake seconding. Unanimously approved

Old Business:

Results of the Choice 1 Engineering survey: They found no issues all points defined per Plan Commission request. Gene reviewed the legal description and agrees they are what was requested. If everything is suitable large maps will be drawn up and legals will be produced. Town attorney wants to review a little more before we record the request.

Lynnette Allen motioned to approve the final outline and the Legal description of the 2 Mile fringe map and Rob Doty 2<sup>nd</sup> , unanimously approved.

Wabash Scientific contract was signed on March 13, 2018 by Town Council president. Council discussed to go ahead and do the fiscal plan. This has benefits to both the Town of Centerville and the possible petitioning landowners. Fiscal plan is to let the community know if we can afford what is being proposed. Gene is to call Mr. Michael Shaver @ Wabash Scientific to proceed with the Fiscal Plan.

Wayne County Comprehensive Plan documentation: Gene is going to get with Susan Dillman to see about digitizing the document since it is so large.

Daniel Mangas is in the process of purchasing 17 acres of land just North of Interstate 70 and brought to us a preliminary plan for a business that he is looking at starting. He is looking at being annexed into the Town of Centerville in the near future. Gene had already spoken Choice 1 Engineering to get quote on what it would cost to run sewer/water from existing business to the south corner of the new property. The length required is 1,227 feet and approximate cost is \$330,000. Mr. Mangas also wants to run water from the most south corner up the west side of property to the north to Nolands Fork Road for a town right away to add fire hydrant and Choice 1 quoted \$200,000 for approximate total cost \$530,000.00. Was confirmed that the existing sewer/water infrastructure in place will be able to handle full development of this property and more.

Property is currently zone A1 agriculture, may need to consider rezoning. Everything is currently conceptional as there are many steps for Mr. Mangas to properly go through prior to the Town of Centerville being involved. Would have to work with Wayne County in regards to if Nolands Fork Road could handle the heavy loads on the land, if going forward.

New Business:

Ed Martin is going to work with Susan on getting the Certificate of Appointment of Advisory Member to Wayne County Planning updated from Tom Stiens to Lynnette Allen and Certificate of Appointment for Gary Holbert hard copy of records.

Ugly Mug signage-is it within code regulations? Per Gene it is within code and owner did purchase permit to hang the new sign. Handed out the code regulations for the Plan Commission to look at and possibly revise them as they haven't been updated since 1984.

Town of Centerville Comprehensive Plan-Susan is currently taking classes on how to apply for grants. Looking at trying to get grant to update the current Comprehensive Plan. The current plan needs to be less than 7 years old to be able to use to apply for grants for the town. OCRA issues grants to help update/create Comprehensive plans which cost approximately \$50,000. Will consider trying to use the same company that produced the last plan, which may reduce the cost. Current plan was developed in 2009, Mike Duke motioned to approach the town council to help apply for grant to update comprehensive plan and Rob Doty 2<sup>nd</sup> , unanimously approved. Richard Tincher will attend next work session to approach the Town Council for this.

BZA meeting set up- Gene is going to contact the members to get a introductory meeting set up.

Lynnette Allen motioned to adjourn meeting and Rob Doty 2nd- unanimously accepted and adjourned at 8:20pm.

Next meeting April 26, 2018 @ 7:00pm