

Plan Commission Meeting Minutes
November 16, 2017

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

*Commission Members present: Richard Tincher, Gary Holbert, Mark Tucker, Mike Duke, Jack Bodiker, & Travis Wake

Non-members: Gene Kates

Interested Citizen: Jeff & Jill Pentecost, Doug Eliason, Rex & Karen Lawson

Minutes from the September 28, 2017 were reviewed, Gary Holbert motioned to approve the minutes and Mark Tucker, seconded, Unanimously approved. Did not review October minutes as there wasn't a quorum, no meeting was held.

Old Business:

1) Welcomed new member Travis Wake. Gene Kates has stepped up and provided all of the past meeting minutes to him to bring him up to date on everything that has been discussed this year.

2)

3) 2 Mile Fringe: Gene discussed some of the previous items that was discussed in previous meetings to bring the citizens up to date. Discussed the only way to protect their farm land is to become annexed into the Town of Centerville. We can include the lands into our 2 Mile fringe, but won't protect from Richmond forcing annexation into their town. Our one priority is to develop the 2 mile fringe to make sure we protect the Town of Centerville interest and future along with protecting the long term Centerville farm families of Eliason, Pentecost, Toschlog, Hamilton & Dougherty. Richmond has developed jurisdiction all the way to Eliason and according to Gene Kates, Richmond has been considering expansion for Industrial Park to include Eliason & Pentecost land. Gene Kates addressed the attending landowners that we are not forcing them to annex into Centerville, but wanted to let them know what is available to them to decide which governing agency they would want to work with and who will control the zoning of their land.

4) Landowners spoke:

5) Jeff Pentecost spoke about his parents owning the land north of Gaar Jackson and they can't decide what to do yet. Jeff owns the land south of Gaar Jackson next to the Centerville Christian Church. Willing to let the Town of Centerville Annex that area so Doug Eliason can get his land annexed if he so chooses. Mary Lou Hamilton has a parcel in between Pentecost & Eliason. Jeff spoke with her son, they are under discussions at this time. Jeff also spoke with Robert Toschlog, he wouldn't commit one way or the other, but Jeff feels that he may commit to Richmond, but Robert didn't say one way or the other. Jeff questioned who would take care of the road if he annexed. Gene Kates stated the Town of Centerville has an agreement with Wayne County currently and they will still take care of Gaar Jackson since it is too hard for the Town street department. If they annex, there would be special legal agreements between the landowners and the Town of Centerville to keep their lands agricultural and since it won't be residential the town won't be required to provide service within 2 years of annexing.

6)

Doug Eliason stated that he is most interested in protecting the land as agricultural status. He didn't know what it would all include to annex into the Town of Centerville. Worried about increase in fixed expenses that they incur now with their property taxes. Gene Kates mentioned that in previous farm land annexing, the tax implication didn't change much due to the tax caps. The taxation will go from Township Rate to Town Rate which is approximately \$1.00 more. If this happens, they could possibly ask for a tax abatement to help with the increase cost. Gene Kates stated that the Plan Commission could consult a Tax Consultant to get more information on the possible tax increase on the farm lands that are considering annexing into the Town of Centerville. Doug Eliason didn't approve annexing into the Town of Centerville. He is concerned with cost. He is very frustrated with all of the legal issues they have already had to deal with, just wants to be left alone, but understands that the push is coming to a shove sooner than later.

Richard Tincher motioned to look at what the cost would be to hire a tax consultant to look into the annexing property tax increase and Jack Bodiker 2nd . Unanimously approved.

Gary Holbert reiterated tot the landowners that the Plan Commission isn't trying to force them into changing their operations, that is up to the landowners. Gary also mentioned that Jeff's parents decision is still needed before the Plan Commission can move forward with the 2 Mile fringe. If they decide to annex, that could give us leverage on the 2 Mile fringe. Hoping that once we get the cost analysis, this may help them with the decision.

Jeff Pentecost mentioned that neither families want to have residential zoning on their land, but Industrial is worse.

Mark Tucker motioned to amend prior action to include cost analysis for all of the Northern 2 Mile fringe, not just the farmland of Eliason and Pentecost that is under consideration. Richard Tincher 2nd , unanimously approved.

Gene Kates mentioned that any legal agreements needs to address the right to farm as they feel necessary. He also mentioned the the Plan Commission is always looking for members.

3) Mark Tucker started to thank the citizens for coming to the meeting. Everyone else in attendance thanked them also. Stated that it was helpful to have them address the commission and give us ideas an input on what we would like to help. Gene again stated that the only way to truly protect the land is to bring it into the Town of Centerville's protection.

New Business:

1)Tom Stien's resignation has created an opening for a NON republican in the 2 Mile fringe position opening. Richards has made a couple of calls, but hasn't heard anything. Gary Holbert is going to call David Burton again. Jack Bodiker wants to ask someone that works for the Child Welfare department, didn't ask due to someone having a previous personal reason not to want them on board. Gene Kates let us all know that Tom Stiens was a great addition to the commission, the only reason he resigned is because he doesn't live within the 2 Mile fringe.

2)New President: Gary Holbert asked Richard Tincher if he was interested in the position. Richard wants to think about until next month.

3)Liaison to Wayne County Commission: Gary asked Travis Wake if he was interested in either position, Travis wants to get caught up on everything before stepping into a board position.

Next meeting is scheduled for December 28, 2017 at 7:00pm

Jack Bodiker motioned to adjourn meeting, Mike Duke 2nd , unanimously approved at 8:01 pm.