

Plan Commission Meeting Minutes  
August 24, 2017

Meeting came to order by President Tom Stiens at 7:00 pm.

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

Gene Kates & Ed Martin also present

Minutes from the July 27, 2017 were reviewed, Mike Duke mentioned that the word Statute was misspelled in the minutes, Lynnette will correct along with the date at the top per Tom Stien's recommendation. Richard Tincher motioning to accept after changes and Mike Duke seconding. Gary Holbert abstained since he wasn't at last meeting. Unanimously approved.

Old Business:

Reviewed the 312 West Main Street : Gene Kates had sent a letter to Mr. Worl dated August 7, 2017 stating that he has now completed his obligation to become compliant with the Order to Vacate and Remediate Unsafe Premises dated June 7, 2017. Per Gene Kates the septic system has been destroyed and the home sewer is now hooked up to the Town of Centerville's sewer system. Mr. Worl is looking to recoup some of the sewer fees that he has been paying for the last several years. Our next step is to decide to keep the \$5,000 fine assessed or lower it. The process is to assess the fine, Clerk/Treasurer will send a bill, Mr. Worl will have a set amount of time to pay the bill, if he doesn't pay within the allotted timeframe, the Town of Centerville will have to take him to Civil Court. Ed Martin mentioned that with Mr. Worl's previous history of responding to the Town of Centerville, the likelihood of court is probable. Which then could amount to more expenditures for the Town of Centerville. Gary motioned to find out what the Town of Centerville's expenses were from start to finish and then decide if we want to lower the fine Richard Tincher seconded, all approved. Lynnette will contact Clerk/Treasurer to get figures for next meeting.

Discussed the open position on the Plan Commission: Right before the meeting Gene Kates informed Ed Martin that Dan Wandersee has found the last member that he needed to appoint. He has appointed Travis Wake, who is moving from the 2mile fringe to town in the Sunset View addition. Mr. Wake is registered as an Independent. Ed is working with Dan to get the certificate completed.

Revision of the Certificated for the eight current members: Per Ed Martin all the certificates are completed, Clerk/Treasurer is finishing them with the gold seal. Ed did advise that the Secretary of the Plan Commission should have copies for official records. Lynnette Allen will contact Susan for these.

Discussion of appointing Tom Stiens' as an advisory member of the Wayne County Plan Commission: all member that were present at July's meeting signed the certificate to appoint. Tom will take to Clerk/Treasurer to sign in front of her. Asked Tom to get a copy for the Plan Commission records.

Board of Zoning Appeals (BZA): Ed has been going through the Statute again and Dan Wandersee has appointed Richard Tincher as the Citizen representative for the BZA. Since the Town of Centerville will be exercising their jurisdiction of the 2 mile fringe Plan Commission appointee needs be one of the two members appointed by the County Commission from the 2 mile fringe to the Town of Centerville's Plan Commission, which are Rob Doty and Tom Stiens. Even though Mike Duke volunteered last meeting to be the member, he is ineligible due to not being on the 2 mile fringe. This position is separate from the

Wayne County Plan Commission. Ed mentioned that Bob Ramsey is still one of the members, use his expertise as much as possible. Tom Stiens motioned to appoint Rob Doty to the 4 year term to the BZA, Richard Tincher seconded. All approved

Rules and Procedure document: Richard Tincher motioned to approve the Rules of Procedure and Mike Duke seconded, all approved.

Community notification of the Plan Commission meetings: Ed Martin stated that it wasn't a requirement under Title V to publish notice of regular meetings. Special meetings are required to be posted at least 48 hours prior to meeting so it was recommended to post all meetings just to get into the habit of posting. If any news agency request list of meetings, will need to provide to them annually. Since we have now adopted the Rules of Procedure, Ed recommends we publish a notice once in the Western Wayne news for approximately \$30 versus the Palladium item that is approximately \$300 even though it is on the website, as long as we don't change date or time won't need to publish again until next year. Secretary will provide the notice to the Clerk/Treasurer to post on the cork board at the Municipal Building. Under a separate topic, since the Plan Commission uses an agenda at the meetings, the agenda needs to be posted at the meeting site. We don't necessary need to follow the agenda, but we do need to post right before the meeting, also provide a stack of agendas for the public to use. Talk with Susan to see if any news agency has requested notice of meeting-if we publish in Western Wayne News, would be nice to give notice to that news agency also.

Plan Commission signs for special meetings: Lynnette Allen sent email to Ed at A Plus Sign to see if they would be willing to make a sign last minute with all of the details required about the meeting, since we don't feel it is necessary to purchase one immediately, we may not need for anywhere from a month to years. Ed never replied to the request. Gary Holbert recommended contacting Stacy at Sign Graphics to see if they can help. Jack Bodiker also recommended them. Mike Duke brought up about contacting a Centerville business Circle E to get quote but was dismissed because of the time frame that the sign would be needed and they don't have quick turnaround. Lynnette will reach out to Sign Graphics located on South "E" Street Richmond, IN.

2 Mile Fringes discussion: Discussed proposing to move our 2 mile fringe up to US 38 since the annexation of the Interstate 70 interchange. Tom Stiens supplied an updated map of Richmond 2 mile fringe for reference.

Gene Kates and Ed Martin both found the 2003 agreement between Richmond and Centerville for the College Corner Annexation. The agreement called upon both Plan commissions to adopt a resolution. Richmond's Plan commission fulfilled this, but the Town of Centerville did not adopt the resolution. We will still honor the agreement from 2003. Ed recommended to adopt the 2003 resolution(which was supposed to have been done immediately) and create a new resolution with the new changes in the Town of Centerville 2 mile fringe. First order is for the Plan Commission to lay out the boundaries that we are looking to include in our 2 mile fringe, hire a surveyor to get legal descriptions. The most important aspect of the changes in the 2 mile fringe is to protect the town aquifers which lay north of town. Recommended the Plan Commission take a drive through the area that is under consideration to help with layout. Tom mentioned having one map that shows Town of Centerville and Richmond's 2 mile fringe to see where they overlap. Gene is going to try to get some maps so we can write ideas on. Mike Duke motioned to table any decision to next meeting and Lynnette Allen seconded, all approved.

Comprehensive Plan: Due to the length of the meeting, decided to not discuss sections 1 & 2, but Tom asked us to read sections 3 & 4 to become familiar with the document

New Business:

No new business

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

Rob Doty motioned to adjourn meeting and Richard Tincher 2<sup>nd</sup>, unanimously accepted and adjourned at 8:30pm