

Plan Commission Meeting Minutes
September 28, 2017

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

*Commission Members present: Lynnette Allen, Richard Tincher, Rob Doty, Gary Holbert & Tom Stiens.

Non-members: Gene Kates & Ed Martin

Interested Citizen: Mr. Dan Worl

Minutes from the August 24, 2017 were reviewed, Tom Stiens motioned to approve the minutes and Richard Tincher seconded, Unanimously approved.

Old Business:

Reviewed the 312 West Main Street : Mr. Dan Worl came to discuss the Five Thousand Dollar fine that was ordered. He presented evidence that he worked on the property as soon as possible and with the inclement weather was not able to complete in the time that was given. He did get the problem repaired appropriately and satisfactory per Gene Kates. He was asking that he get reimbursed for the monies he has paid since 2008 for the sewer that wasn't being used by this property. Richard Tincher and Tom Stiens both let him know that this was an issue for the City Council, not the plan commission. Tom let him know that the fine was assessed because things were not progressing and the issue of timing and completion. Lynnette Allen presented the email that she received from Town of Centerville Clerk/Treasurer that the total cost to the town of Centerville on this project was for postage to all parties involved of a total \$24.70. No "work" was done on the property. Tom Stiens was worried about if we don't impose the fine, will this set an example for future issues. Dan notated that he works out of town and he isn't able to get to his mail religiously, he asked to have everything emailed to him. He gave us email as DWORL@GREENFIELDIN.ORG. Dan mentioned that he has worked with the Town of Centerville for many years and has donated many items for several projects. Dan stated that he pays the Storm Water fee, but the tenants paid the sewer fee. Lynnette motioned to modify the Original Order to rescind the \$5,000 fine. / Richard Tincher seconded, Unanimously approved. Lynnette asked Ed if he will help with the legal order and Dan asked me to email him a copy even though he knows the hard copy will be mailed to him. Certified Mail to all parties

Mr. Travis Wake was suppose to come to the meeting as the last appointed member by Dan Wandersee, but the paperwork wasn't ready for him before he left town. He wasn't coming home until Friday the 29th. Will welcome him at next meeting.

Revision of the Certificated for the eight current members: Susan was at the meeting and had as many of us sign the certificates as possible. Will get me copies for Plan Commission files and for the members as soon as everyone has signed.

Certificates for the two members appointed by the County been received: Ed Martin emailed Lynnette copies of the certificate of appointment for both Rob and Tom for Plan Commission file.

Discussion of appointing Tom Stiens' as an advisory member of the Wayne County Plan Commission: Tom gave a copy of the appointment to Lynnette Allen for Plan Commission file. Per Ed the document was mailed on 9/21/17 but there hasn't been any response. Tom is the official member and he is eligible to go to meetings. He is going to call Beth Fields to get dates for the meetings. This item has been completed and will be taken off of future agenda.

Board of Zoning Appeals (BZA): Current Members: Bob Ramsey, Richard Tincher, Rob Doty and they are looking at two more- Plan Commission as fulfilled their obligations to this by appointing Richard Tincher and Rob Doty. Per Gene Kates, he spoke with Dan Wandersee and he is in the process of getting paperwork to Ed Martin to draw up paperwork on Steve Schultz(Custom Kitchens) and Gerald Milsaps. Lynnette Allen

motioned to close this item from the agenda since the Plan Commission has fulfilled obligation, Richard Tincher seconded. Unanimously approved.

Community notification of the Plan Commission meetings: Per Ed Martin, Town of Centerville Clerk/Treasurer posted the meeting on the front page of the website and in the Western Wayne News. Discussed the article on the Kicks96 news site that Wayne County is considering ending the publishing of legal ads and public notices in the Palladium-Item. Mentioned that over the last four years the county has spent \$144,000 with the Palladium-Item and only \$27,000 with the Western Wayne News. Clerk/Treasurer and Lynnette Allen have come up with a system to get the agenda/notice posted on the board with in 48 hours of the meeting.

Plan Commission signs for special meetings: Lynnette Allen spoke with Stacy at Sign Graphx 765-962-3636 located 1001 South E Street, Richmond IN. She quoted me \$24 for a 18x24 corrugated double sided with vinyl reusable letters for \$24. She stated that she could complete in about 1-2 days if rushed. Rob Doty motioned to use Sign Graphx if the need arises and Tom Stien seconded, unanimously approved.

2003 agreement/2 Mile Fringe: Discussed the annexation and the legal of it- Ed Martin stated that the agreement is legal and binding, even if it wasn't completed by Richmond or Centerville. Ed Martin supplied all of us with copies of the Indiana Statues that pertain to the 2 mile fringe and pointed out Subsection D as being important. Ed strongly advised to accept the 2003 agreement, get that taken care of first, but it also could undermine the opportunity we are looking at with the 2 mile fringe/annexation that we are going to presenting to them in the near future. Ed Martin also brought up the idea of getting quotes from about 3 Lane Use Consultants to help us with coming up with the correct lay of the land as they are up on all of the statues and calculations requirement on where we can push the 2 mile fringe.(Lynnette Allen included a copy of the Statues with the Minutes for all members) Gene mentioned that if we considered the 2 mile fringe to go North to 38 and over to the East to King Road, that would put it in line with Kellam Road., he doesn't feel Richmond would ever be upset about this.

Action items need to find out 1) Where does the Fire Department operate 2) Where does the Police operate 3) Utilities(sewer, water, electric) in regards to the area that we are looking to include into the 2 mile fringe. Gene mentioned that it would help the Town of Centerville, and the Eliason and Pentecost land if they would agree to be annex into Centerville. He mentioned that it has been addressed in years passed. Annexation trumps 2 mile fringe.

Tom Stien mentioned our strategy for completion, agreement to have Gene talk with landowners and get the ovelay of the action items listed above to come up with a better plan. Will continue this discussion at next meeting.

Comprehensive Plan: Due to the length of the meeting, decided to not discuss

New Business:

No new business

Next meeting is scheduled for October 26, 2017 at 7:00pm-- Tom Stiens will not be present at this meeting

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Richard Tincher motioned to adjourn meeting and Rob Doty 2 , unanimously accepted and adjourned at 8:35pm