

Plan Commission Meeting Minutes
September 27, 2018

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

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

Non Members present: Gene Kates & Ed Martin

Community members present: None

Minutes from the August 23, 2018 was reviewed with Mark Tucker motioning to accept with Travis Wake seconded. Gary Holbert abstained with unanimously approved by remaining members.

Old Business:

-2 Mile fringe documentation-all reports have been received by Ed Martin. Gene Kates and Ed Martin are going to work on getting a map created with pin points of both Police, Fire & Utility activity so far in 2018. Ed is going to talk with Town Clerk to get copy of Center Township contract. If need be Lynnette Allen will go to the Advisory Joint Plan Commission to get their consent on the Two Mile Fringe filing, no need to schedule this until next time it meets.

-Voluntary Annexation Public Hearing-no date has been set- Ed Martin has drafts of the documents: Resolution, Notice & Annexation Ordinances created. Jack Bodiker Town Council President is to add to the next work session agenda to look at the fiscal plan and approve funding for survey Gene Kate is to get quotes for surveys to be able to get the legal descriptions of the Annexation. Per Gene Kate, the Town of Centerville has always paid for the surveys, even though the landowners are doing a voluntary annexation, we should cover the cost of the surveys. Gene Kates estimated \$500-\$700 per survey. If adopted in 2019, town won't benefit until 2020.

-Wayne County Plan Commission update-- September meeting was canceled, due to no items on agenda

-Comprehensive Plan grant-- Lynnette Allen checked with the Town of Centerville Clerk Treasurer via e-mail, but with all of the travel both have done, no reply received.

-Re-Zoning: No historical ordinances, no official adoption and no enforcement. Gene Kates recommends adopting a Historical preservation zoning, the historical designation was done, but the town never adopted. Need to develop a zoning historical preservation district, set the boundaries, rules and regulations. Take a look at Richmond's area. Richmond even have independent boards & committee that monitor these areas not just the Plan Commission. It was discussed creating a small committee to look into creating regulations and work with Plan Commission, Gene Kate mentioned talking with Ron Morris as he has already spoken with him, Gene also stated that Ron mentioned asking a High School student to participate in the committee as this is an opportunity for good PR with the state. Work with Main Street Committee, Rex and Karen Lawson and Richard volunteered his wife. Gary Holbert mentioned Donald McCurdy would be good for the committee as he has restored some of them. Gary Holbert mentioned calling Indiana Landmarks to see what the process would be, Gene stated that this would fall under the committee business.

Lynnette researched the the National Registry online and found that the registry has listing as:

Centerville Historic District (added 1971 - - #71000008)

Bounded by the Corporation line, 3rd and South Sts., and Willow Grove Rd. , Centerville

Discussed the only Industrial zoning that should remain is the location of Warm Glow Candle factory. Also most of the General Business zoning should be changed to local business that way we can make sure there are not any warehouses or factory in the middle of town. Local business is smaller business. Gene Kates recommended changing the three blocks along Main Street (US 40) from Spruce Street to 2nd street from General Business to Local Business zoning. Travis Wake mentioned taking on up north along Morton Ave about 2 blocks almost to E. Water Street and rezoning from General Business to Local Business.

Special Use variances: these are special use variances given at one time by the BZA for special uses. Some of these can be updated with change in zoning if no longer in use for original use when the variance was given. Jack Bodiker asked what the benefit to the town and the community to change the zoning. Gene Kate and Gary Holbert both stated that the zoning is outdated and needs updated. Gene Kates recommended that we create the zoning terminology to align with Wayne county zoning terminology. The steps to update would be: Recommend the changes to the Town Council along with new map, advertise the changes and link the new map with our comprehensive plan. Richard Tincher asked Gene Kates to work up a list with what he would recommend to change for our next meeting, so we can go around and look at the town.

Sunset View: Contractor from out of state(Carolina) pulled 15 building permits to build spec homes from 1400 sq. ft to 1600 sq ft (2 story homes) off of McMinn along Cottonwood Dr. and Apple Valley Road. With possibility of 15 more building permits, they are wanting to use local contractors, so Gene Kates had given some names. They may in the future want to develop instead of existing subdivisions, they have done research and study. Building in Ohio and looking at Muncie and surrounding areas.

New Business

5 tracks of land that sold along Centerville Road North- Track 1-3 were purchased by Matt Walther to be used as Agriculture, Track 4 was purchased for a single home and Track 5 was purchased by Centerville Christian Church to build a new facility

Other Business:

Agriculture land along Matti Harris from Shoemaker to Rudy Road will be going up for auction either as 4 parcels or one large parcel.

BZA did finally meet and adopted procedures and elected officer: Bob Ramsey Chairman, Marvin Esham, Gerald Milsaps, Richard Tincher, Robert Doty & alternate Jammie Roth.

Travis Wake motioned to adjourn meeting and Mark Tucker seconded- unanimously accepted and adjourned at 8:32 pm.

Next meeting October 25, 2018 @ 7:00pm