

Plan Commission Meeting Minutes
November 15, 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, & Mike Duke

Non Members present: Gene Kates & Ed Martin

Community members present: Rex and Karen Lawson(Main Street)

Minutes from the September 27, 2018 was reviewed with Mark Tucker motioning to accept with Travis Wake seconded. unanimously approved . No October meeting minutes as no meeting was held.

Old Business:

-2 Mile fringe documentation-. Ed Martin supplied all documentation to Steve Higinbotham of the Wayne County Commissioners and was generally unpersuaded by arguments of other services provided besides fire which is clear with the contract on file. Steve mentioned that the police coverage that we provide in the questioned area is voluntary. They discussed the Floyd County lawsuit and both are in agreement the neither party wants to go to court and they both feel court is unnecessary. This leave one option left, Consent. Steve is going to talk with the commissioners informally and see how they feel about granting consent. Ed recommended Gene Kate meet with Steve as they have a business relationship and discuss the requirements of the consent. May have to adopt the Unified Zoning Code, which Gene Kates stated that we already use for the 2 mile fringe, but not in the town limits. Ed thinks if we adopt the Unified Zoning Code for the 2 mile fringe, it may pour into the town and effect the Main Street area, because a town cannot use 2 different zoning codes. Ed isn't sure, but feels we may have to redraw our 2 mile fringe map depending on what the Wayne County Commissioners negotiate. Steve told Ed that he wants to have something on record for future generations to be able to see how this agreement was developed. Next step is for Gene Kate to contact Steve Higinbotham to set up a informal meeting with the two of them. At our next meeting, Gene is to give committee an update, and we may have to create a small committee to go with Gene to a Wayne County Commissioners meeting on a Wednesday morning to sit down and discuss details of the consent for us to move forward.

-Voluntary Annexation Public Hearing-Town Council has added the adoption of Fiscal Plan by resolution 12/11/18. Adoption annexation ordinance is scheduled for 12/27/18. Land owners withdrew their previous petitions and refilled as one petition.

-Wayne County Plan Commission update-- No October meeting, November meeting was being held the same night as the Centerville Plan Commission meeting, couldn't make it to both.

-Comprehensive Plan grant-- Lynnette Allen had sent an email to Steve Borchert at the Wayne County Foundation. No reply, will follow up before next meeting.

-Re-Zoning: Gene Kate drew up new maps with advised changes from General Business to Local Business and update some of the multi-family dwelling zoning to single family that should have been changed. Updated special use variances. Gene asked for the members to drive around town and verify any changes that may need to be done.

New Business

Centerville Christian Church property on Centerville Road is up for sale in 4 tracts, acreage(80 acres) and home

Other Business:

None

December meeting will be canceled due to the Christmas holiday.

Lynnette Allen motioned to adjourn meeting and Mike Duke seconded- unanimously accepted and adjourned at 7:55 pm.

Next meeting January 24, 2019 @ 7:00pm