

Plan Commission Meeting Minutes
February 28, 2019

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

*Commission Members present: Lynnette Allen, Richard Tincher, Mark Tucker, Travis Wake, Mike Duke, Rob Doty & Jack Bodiker

Non Members present: Gene Kates & Ed Martin

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

Minutes from the November 22, 2018 was reviewed with Mark Tucker motioning to accept with Travis Wake seconded, unanimously approved . No December or January meeting minutes as no meetings were held.

Old Business:

-2 Mile fringe documentation- Wayne County Executor Steve Higinbotham didn't feel the documentation was sufficient for approval, he isn't in favor of this, he doesn't feel that Centerville needs all of the territory and feels it should be filed under a different statute which would divide it 80/20 with Richmond which would be based on population and size meaning that Centerville would only get 20% especially since this is primary development area for the Industrial Park. Discussed setting up face to face with the Town Council president Dan Wandersee, Plan Commission President Richard Tincher & Gene Kate to meet with Steve Higinbotham to figure out a way to get this approved. Also discussed sending a letter to Steve Higinbotham and the County Commissioners asking for their approval or denial of our request. Then discussed going directly to Richmond since Steve mentioned Richmond. Discussed next steps- get the Plan Commission president Richard Tincher, Town of Centerville Town Council President Dan Wandersee and Building Commissioner Gene Kate meet with the Director of Richmond Planning Dept. Richmond isn't a legal player in this case, but we want to get their view of our position. Gene Kate is to contact Richmond and set up meeting for Richard Tincher and Gene Kate to meet.

-Voluntary Annexation Public Hearing-Completed- Town Clerk is filing with all of the necessary state and local agencies. Some issues with the auditor in the plat room, wasn't sure how to record because the Centerville North tax break if zoned agricultural for 10 years, never in the municipality tax base, before the 10 year expiration legislature rewrote law- they will still get the tax base of county instead of municipality tax base, this statute added, now annexation after and you are assessed agricultural, you will get the county tax base. When the ordinance was recorded, the auditor in the platroom put the new annexation area on the tax rolls of the town (municipality) she wasn't sure how to record. Ed Martin went to the county attorney, he stated that it was an issue for the Department of Local Government Finance. The new annexation is assessed as agricultural, so should have county tax base. We couldn't get the auditor to change this to correct their recorded tax district. Gene Kate is worried that this error will void the annexation contract, Ed Martin feels that it is an error on the county, not the Town of Centerville so it wouldn't void the contract.

-Wayne County Plan Commission update—Steve Higinbotham mentioned that Henry & Randolph Counties just updated their County Comprehensive Plans, cost was approximately \$100,000. He worked with Fountain City to create their own Plan and he and Laura Winchester are going to work on the Wayne

County Comprehensive Plan. He handed out a outline that they will be using. Gene Kate took Lynnette's copy to have digitally sent to the Town of Centerville Plan Commission members.

-Re-Zoning: Mark Tucker motioned to have Gene Kates create new maps with the new zoning adoption, Richard Tincher seconded, unanimously approved.

Next step after new maps is submit for public hearing- checking to see if the Plan Commission or the Town Council is to hold the meeting.

-Comprehensive Plan grant-- talked with Steve Borchert, he didn't think the Wayne County Foundation could help as we are a government entity. Mentioned that we could possibly go to local business to help fund the updates and give us input on what they might want to see how our town will grow the next 20-25 years. Kena Consultant is good at helping update these plans. He confirmed that the Town of Centerville currently has 2 ongoing grants and we are only allowed to have 2 open grants at a time. He stated that we could apply for a third grant as soon as the contract is signed for the storm water grant work. He did stated that it didn't look like we would have issues with meeting the requirements, as we already have received some grants. The town would be required to match 10% of the project cost. The CSO (Combined Sewer Overflow) grant was the first grant approved, which should be complete May 31, 2019. Upon discussion, it was disclosed that the Town Council has already hired a consultant to possibly start the process for a new grant for reconstruction of the town water system, infrastructure, if they continue with this grant, we won't be able to apply for another grant for a while. Main Street has the Downtown Revitalization plan, not Comprehensive Plan.

New Business

Officer Elections: Richard Tincher motioned to re-elect Lynnette Allen as Secretary Rob Doty 2nd, unanimously approved. Lynnette Allen motioned to re-elect Travis Wake as Vice President and Mark Tucker 2nd, unanimously approved. Travis Wake motioned to re-elect Richard Tincher as President and Lynnette Allen 2nd, unanimously approved.

Discussed the dates that all of the members appointments expire:

Jack Bodiker 12/31/19, Mark Tucker 12/31/19, Lynnette Allen 1/04/21, Mike Duke 1/6/20, Gary Holbert 5/23/21, Travis Wake 1/6/20, Richard Tincher 1/02/21 & Rob Doty 1/01/18- Need to have Town Council President Dan Wandersee send letter to Wayne County Commissioner to re-appoint Rob Doty

2019 Goals for the commission:

- 2 Mile Fringe-finalization
- Tax Base issue for new annexation
- Update Development Standards

Other Business:

Main Street- Rex Lawson got word that they got approved- going to have a celebration in May/June at the park, with a possible visit from the Lieutenant Governor.

Lynnette mentioned going to the state to see about redoing our US 40 through town. Rex mention that we have to go back to the State and everyone has to be on the same page, no reason to go to the State if there is going to be a resistance in removing the trees along US 40. Mark Tucker stated that the State is

talking about refurbishing the road and had about 6 engineers looking at the road. The initial thought was to only do the road, curb to curb, but after viewing the situation, they realized that this couldn't be done because it wouldn't be up to State code. This would require removing sidewalks and trees for ADA codes.

Travis Wake motioned to adjourn meeting and Richard Tincher seconded- unanimously accepted and adjourned at 9:05 pm.

Next meeting March 28, 2019 @ 7:00pm