

Plan Commission Meeting Minutes
March 28, 2019

Meeting came to order by President Richard Tincher at 7:02 pm

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

Non Members present: Gene Kates

Community members present: Dan Wandersee, Town of Centerville Town Council President & community member, Kevin Slick Town Manager, Brad Bohn resident 205 W College Corner Road, Alan Stamper Caldwell Bank/Lingle Real Estate and Jack Alvey with IMPA.

Minutes from the February 28, 2019 was reviewed with Jack Bodiker motioning to accept with Travis Wake seconded, unanimously approved .

Old Business:

-2 Mile fringe -same as last meeting- no movement at this time-new legislation to review.

-Wayne County Plan Commission update- Western Wayne

Lynnette Allen discussed the new Best Available Flood DNR maps that was brought to Wayne County through the publication "Waterlines" Lynnette had sent this to Gene earlier in the week and will provide this to all commission members with the minutes. Discussed that since this flood map isn't FEMA approved, anyone in this area may not qualify for flood insurance. Two homes in the Fountain City area along Boundary Road had "Stop Order" put on them because they are being built in this area. DNR may make them move them, but at this time Wayne County isn't pursuing because DNR couldn't answer the question as to when the map went into affect, if it was before or after the building permit was issued. Was there public knowledge of the changes.

-Re-Zoning: Town Council has taken under advisement, put on hold until the Plan Commission has revised the Comprehensive Plan. Plan Commission should look into getting someone to help with revising. Will address at the next meeting.

New Business

Centerville North IMPA Solar Farm: IMPA(Indiana Municipal Power Agency) brought the Plan Commission an application along with check to rezone 17 acres of RS Residential/Suburban to Industrial for a 1 MW AC ~3,500 panels with Single Axis Tracking, 6.75 Acres Solar footprint Solar Farm located East of McMinn Road. Jack Alvey(IMPA) presented the plan to the committee. They will move along with the plan at the pace of the Town. IMPA has a purchase agreement, but hasn't closed yet on the land. IMPA hosted an Open House on 3/19/19 to discuss the project with the surrounding property owners.

Lynnette Allen motioned to hold special hearing for the community on April 18, 2019 at 7:00 pm located at the Centerville High School Cafeteria, Jack Bodiker seconded, unanimously approved.

Lynnette Allen was to reach out to Town Clerk to set up the meeting and post at least 10 days prior hearing and send notice letters to the adjacent neighbors.

Other Business:

N/A

Lynnette Allen motioned to adjourn meeting and Gary Holbert seconded- unanimously accepted and adjourned at 8:19 pm.

Next meeting April 25, 2019 @ 7:00pm