

Plan Commission Meeting Minutes  
July 25, 2019

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

\*Commission Members present: Lynnette Allen, Richard Tincher, Mark Tucker, Gary Holbert, Mike Duke, Jack Bodiker & Rob Doty

Non Members present: Gene Kates & Ed Martin

Community members present: Rex Lawson, Karen Lawson, Main Street Committee & community members

Minutes from the May 23, 2019 was reviewed with Mark Tucker motioning to accept with Rob Doty seconded, unanimously approved.

No June minutes

Old Business:

-Comprehensive Plan- Chapter 4-7: Per discussion about how to proceed-do we want to follow the Wayne County Advisory Plan Commission outline to work on our plan or continue by our chapter by chapter . Was discussed that our Comprehensive Plan needs to co-exist with the Main Street Plan and Downtown Revitalization, they are working with Jeff DeWitt, Lochmueller Group. Decided to have Lynnette Allen send Jeff DeWitt a request to come to our August meeting to help direct us on our next step. During this discussion it was pointed out that the Park Board that was functional, is no longer a functioning board. We need to get this board functional again. Public restrooms are now functional, but Gary Holbert brought up a recommendation to open the restrooms during the week working hours. Was mentioned looking into getting time locks for the bathrooms, Gary Holbert mentioned that he would look into pricing of these locks.

Richard Tincher mentioned that Chapter 4 & 5 no real changes except updating maps. Per Rex Lawson, he stated that the maps are a easy update- Wayne County Surveyors office can help produce new maps. Rex Lawson asked if we could appoint a member of the Centerville Plan Commission as a member of the Main Street Steering Committee. They will meet month at 6:00pm on Thursdays. Mark Tucker offered to be this person, Lynnette Allen motioned to appoint Mark Tucker as a member of the Main Street Steering Committee and Richard Tincher seconded, unanimously approved.

Mike Duke motioned to table further discussion of Comprehensive Plan changes until next month to see if Jeff DeWitt or rep from Lochmueller Group be present with Rob Doty seconded, unanimously approved.

Richard Tincher still wants everyone to read chapters 8-11.

-Wayne County Plan Commission update: Broadband Access Certification- Wayne County Advisory Plan Commission is working to update their telecommunication ordinances to include towers and facilities so they will not be considered "special exceptions" and won't need to go through the BZA for approval. This will also help with getting the Broadband Access Certification for Wayne County, but for companies to be able to receive a portion of the grant money, each of the communities inside of Wayne County will have to be Broadband access certified. The State has stated that they will promote the Eastern Region if all communities become Broadband Access Certified which will help bring in new families and industries to this side of the state. Per Ed Martin, if we decided to obtain this certification it would be a reversal of about 180 degrees of ordinances that was recently updating with the right of way

excavation and the pole/conduit attachments. Ed Martin mentioned that we should get more information from the state as to what the town benefit will be other than our name in a brochure before we continue, as the stipulations from the state is we can't charge a permit fee, and permit turn around in 10 days, single contact person. Cautioned us to look at this more before we rush into this.

Lynnette Allen motioned to table til next meeting so everyone can review the Wayne County ordinances that they are updating and Mark Tucker seconded, unanimously approved.

-Sunset View sidewalks: Gene Kates stated that there are several issues at Sunset that needs addressed. ADA Compliance wasn't required at the time this addition was approved. When they go to start the next phase, we want to make sure the new sidewalks will be ADA compliant. Kevin Slick is currently working on creating an ADA Compliance plan to be filed with INDOT.

#### New Business

INDOT road project: How to approach the citizens on US 40 and the town on how to diffuse any knee jerk reaction to cutting down the trees. Gene Kate mentioned getting state representative help with INDOT project as it keeps being reduced and there are so many issues that need to be addressed,like Catch basins, ADA Sidewalks, Road resurfacing(remove the old trolley tracks & bricks) and tree removal and planting more appropriate trees and lighting. Need to reach out to Dr. Brad Barrett and Jeff Raatz. Richard Tincher motioned to ask the Town Council to talk with our State Representative to get INDOT involved in updating our U.S. 40 area and Lynnette Allen seconded, unanimously approved. Rex Lawson mentioned that whenever the Town Council meets with the INDOT representatives, he feels that Kyle Turner should be involved in this meeting also. Mark Tucker mentioned going ahead and scheduling a meeting with INDOT with himself, James, Kevin Slick, Kyle Turner, & Gene Kates to give them a heads up with our plans. But continue with the plan to let the Representatives know what we are wanting to do and our keep everyone clued in to what our plans are. Gene Kates mentioned looking at the intersections of Morton Avenue as this is the main entrance into the town from Interstate 70

Rex Lawson requested that we look at having the downspouts of the homes that water currently runs over the sidewalk, run these under the new sidewalk when updated to prevent ice build up along the sidewalks for safety issues.

New Fiber Optic line running from the East Coast to West Coast along Interstate 70, word is that it is tied to Facebook.

#### Other Business

5 condemned houses in the community  
County Retention Pond was shot down  
Solar Farm is moving forward  
Storm Water project starting soon.

Lynnette Allen motioned to adjourn meeting and Richard Tincher seconded- unanimously accepted and adjourned at 8:36pm.

Next meeting August 22, 2019 @ 7:00pm