

Plan Commission Meeting Minutes
October 24, 2019

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

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

Non Members present: Gene Kates & Ed Martin

Community members present: Rex Lawson, Karen Lawson, Main Street Committee, James Bullen
Town Council member/Street Commissioner.

Minutes from the August 22, 2019 was reviewed with Mike Duke motioning to accept with Mark Tucker seconded, unanimously approved.

Old Business:

-Wayne County Plan Commission update: They are still working on their Comprehensive Plan

-INDOT meeting: Still hasn't been set up-Dan Wandersee Town Council President was suppose to be talking with the State Representatives. Everyone still in agreement that members of the Main Street Committee, Kevin Slick, Gene Kate and James Bullen, Street Commissioner should be involved in the 2021 project. Jack Bodiker questioned if there was going to be another meeting before the finalization of the plan. Gene Kate stated that this would be Kevin Slick is the go between now and he doesn't get emails from INDOT anymore. Trying to coordinate the INDOT project along with the Street scape project the Main Street Group is working with Lochmueller for the OCRA grant. Main Street Group will be holding a open public meeting on December 3, 2019 @ 5:00pm to be held at the Centerville Christian Church Family Center to present the plan to the community for the Main Street street scape they are working on with Lochmueller. Will be posted in the paper, town website, Main Street website and letters will be sent to residents in the Main Street designated area. Purpose is to present the plan for public education and if there is any concerns this would be the time to take care of them. With the OCRA grant, we are required to use certain contractors which will play into how much Street scape can get completed. They are planning to start at the corner of Centerville Road and Main Street and go both West & East until funds run out. Hoping that some of the residents and businesses will be able to donate to help with completion of entire Main Street. Gene Kate mentioned that he thought the town was going to go for a Community Crossings Grant to help off set some of the expense. Mark Tucker mentioned that this grant is strictly street use only, not sidewalk. Rex also mentioned that they are wanting to talk more with IMPA to see about new and appropriate lights along with the sidewalk upgrades. Jack Bodiker stated that Hagerstown added a surcharge to each customer to help pay for lights that they added. Dan Wandersee was suppose to reach out to our State Representatives to discuss our cooperation with this project. No one knew if this was done.

-307 E Plum Street – Administrative action of removal- building has been abandoned for several years. Ed Martin researched and in 2009 and twice in 2010 continuing enforcement orders were levied against this property. In 2009 there was an order to demolish the property, with the continuing actions resulting in a continuing enforcement order that allowed the home to be refurbished instead of demolish because there wasn't any money in the budget to demolish the property. The 2010 order expired in 2012, there

was an order violation in 2015, and the statute of limitation has passed. Need to start the process over again. Gene Kate has come up with a strategy to get this home demolished which has been discussed with Ed Martin, tight time framing -need to hold a special meeting(December) since our November meeting will not be held due to the holiday. Need to take into consideration the cost to the Town to demolish this property, can put a lien on the property and if ever sold, could get the money back, but need to understand that we will lose money in doing this. Ed Martin mentioned possibly looking into “Hardest Hit” grants to help with the demolishing of the homes in our community.

Gene Kate gave us an update on the following properties:

- 603 Beech Ave- updated repairs-no longer concerning
- 508 W Main St.- no changes, still recommending demolishing
- 707 Elm St. - New deed issued 1/22/19 to a company in Kentucky- Gene and Ed are working on this
- 803 Elm Dr.- went back to the bank- rotting and decay- Gene recommended somethings the bank needs to do before selling for a rehab project
- 209 W Walnut-suppose to be selling-went back to bank-looking to get someone to rehab the property
- 111 W Plum- purchased by Kyle Tom & Chad Stegner working with Gene to rehab for resale

Mike Duke motioned to proceed with issuing the notice of violation for demolishing of 307 E Plum St. Richard Tincher seconded, unanimously approved.

-Voluntary Annexation of the Temple property: Public hearing will be held on 11/5/19 at 7:00pm. Ed Martin asked if the Fiscal Plan has been updated. There were some questions about the tax rate that Ed brought up so he will reach out the Wabash Scientific to verify.

-Solar Park: Final drainage was approved by the Storm Water Board on 10/1/2019

New Business

Lynnette Allen received an email from Rob Doty asking for instructions how to resign from the BZA and Centerville Plan Commission due to family commitments. Ed Martin stated that he would need to supply the Plan Commission a letter of resignation by mailing to the Administrative Building or dropping off. Lynnette was to email Rob to let him know. Rob's position will need to be replaced by the Wayne County Commissioner as soon as possible.

Other Business

Lynnette Allen motioned to adjourn meeting and Richard Tincher seconded- unanimously accepted and adjourned at 8:15pm.

Special hearing meeting for 307 E Plum- December 5, 2019 @ 7:00pm
Next meeting January 23, 2020 @ 7:00pm