

Plan Commission Meeting Minutes
August 27, 2020

Meeting came to order by President Richard Tincher at 7:05 pm.

Commission Members present: Richard Tincher, Travis Wake, Jack Bodiker, Lynnette Allen, & Mike Duke

Town Manager: Kevin Slick

Building Commissioner: Gene Kates

Public Members: Dave Pinney construction manager with C-F Industries Inc. 5282 W Booth Rd, Liberty, IN 47353 ph: 513-615-7120 email: dollargeneraldave@gmail.com for the Alayne Hope Investments LLC, Coffman subdivision. Spencer O'Dell with AR Engineering 5725 Venture Park Dr. Suite A, Kalamazoo, MI 49009, ph: 734-272-6557 email: spencer@arengineeringllc.com.

Deborah Kirtley, 1086 Kellam Road, Centerville, IN : Dale Canter, 1115 Kellam Road, Centerville, IN: Stephen Hudson 1189 Toschlog Road, Richmond for Polymer Equipment Comp. 1119 E Main St. Centerville, IN: Sue Geiling 1065 Kellam Road, Centerville, IN: Sue Werner 1049 Kellam Road, Centerville, IN

Reviewed minutes from July 23, 2020 minutes. Travis Wake motioned to approve, Richard Tincher 2nd Unanimously approved.

Old Business:

Alayne Hope Investments LLC- Coffman Subdivision. President Richard Tincher opened the public hearing for public comment and questions. Building Commissioner Gene Kates stated that there were 17 registered letters sent to the surround land/homeowners informing of the subdivision plan. He stated that there had not been any phone calls or visits to the office of complaints against the project or any comments for the project.

Deborah Kirtley whom resides at 1086 Kellam Rd Centerville, has property that runs along the proposed LOT 10 of the subdivision. She would like to make sure her trees and shrubs will be protected during construction. She would like to maintain these to help reduce the noise that will increase with the new homes after construction since it will increase the traffic minimally by 20 cars with the 10 lots with 2 homes per lot.

She wanted to know if there was going to be any type of fencing added along the property line. Gene Kates stated that it isn't a requirement and Dave Pinney the Construction manager stated that it wasn't in the plan at this time to add a fence. She is worried that the kids that may be living in those homes in the future may damage the trees by climbing them and get hurt. She doesn't want to be liable for kids getting hurt on her property and she mentioned allowing the bushes and grass grow up and possibly planting more trees to create a barrier. She will post No trespassing signs to help, because she doesn't want kids in her yard, already has trouble with four wheelers running through there. She is also concerned that the properties are going to be lease properties, not owner dwellings. She feels that her neighbors wouldn't like them to be rentals either, she understands that renters don't respect the property and feels that she may incur trespassing on her property. She also wanted to know if there will be signage on the road leading out of the subdivision onto Kellam reminding of the speed limit. She stated that it is posted 25 MPH, but no one drives that, normal speed is higher than that and could cause issues when pulling out of the subdivision. Gene Kates mentioned the Transportation Plan for the traffic has been approved by the School and Police. They don't feel that it will impede the traffic currently on Kellam Road. She then question about what sewer line they would be tapped into. Gene Kates stated that they will tap into the current sewer line that is out there and will pay the same rate as the other owners they will be on the Centerville Sewer and Water, the difference is that these homes will be part of the city, where most of the other homes are in considered to be in the county.

Sue Geiling 1065 Kellam Road, wanted to know what the item was on the end of the Coffman Drive and Kellam on the plans. Spencer stated that it was a cut away showing the sewer system, he stated that it will be paved.

Gene Kates mentioned that there will be construction disturbance just like any project. Sue wanted to know how soon this will happen. Gene explained if all of the approvals are done and all documents filed, the project could start within 30 days.

Steve Hudson- Polymer Equipment 1219 E Main St. Centerville, IN- he stated that his dad passed away last year and that he and his mom are now trying to sell his building and business. Wanted to know if they would consider his property as an alternative to the property out on Kellam Road. He stated that there is no need for new homes out of Kellam and his property would work well with it being right on US 40. Dave Pinney asked Mr Hudson when the first time he approached Mr Coffman about the land, Mr Hudson stated that he hadn't, this was the first time. He stated that Mr. Coffman wouldn't have known the land was for sale, Mr Hudson is aware of this, but with his Dad passing last year, then the Corona Virus hitting, they haven't been able to do the things they need to. He is hoping to get the information out to someone that could use the land to develop even with just one or two homes. Gene Kates stated that the property had to be marketed as Commercial property, Mr Hudson is concerned that the new homes could possibly damage their option for selling. Mr Hudson asked why Kellam Road? Mr Pinney stated that the land was for sale. They were going to exchange information after the meeting and Dave Pinney stated that he would give information to developer.

Jack Bodiker questioned if the town will incur any cost in the expansion. Gene Kates stated that the developer has the responsibility and will incur all of the cost

Deborah Kirtley asked who will be maintaining the properties, no on sight maintenance, but will be maintained Dave Pinney stated that they will be contracting a mowing company to mow the subdivision the leasee won't be required to mow.

Sue Geiling asked about the Detention pond, and wanted to know if there was a fence around it. Spencer responded that the pond will help water flow from the homes into the detention pond and leach into the ground to prevent flooding, but the pond in general will be dry.

Sue Werner also ask about the Coffman Drive could be redesigned to go along the creek instead of where it is. Per Spencer O'Dell and Gene Kates with the regulations and requirements for the lot design. She is worried that the cars pulling out of Coffman Drive at night will have their headlights right in her front windows. Lynnette Allen asked Spencer and Gene if the road could be curved where it wasn't directly in front of her home, the response was that with the needed requirements it had to be straight in and out..

Deborah Kirtley was honest in her comment that she doesn't like the idea, but feels there isn't anything she can do about it, because it is the city of Centerville, and we will do what we want to do. Gene Kates mention the drive will be 11 feet from her property line. She isn't happy about the fact they are going to be rentals. Commission member Lynnette Allen reiterated that there is a difference between a rental property and a lease property. Spencer O'Dell stated that the goal is to have long term leasers in the properties, with them being new homes the lease amount can't be directly determined but the homes they lease in Liberty range from \$750-\$825. Gene Kates mentioned that the real estate prices drives the rent.

Jack Bodiker commented that he is glad to have the ADA accommodation and detention pond, he would like to see the study from the engineers on the water flow. He wants to make sure the flooding won't be worsen especially since we are creating more hard space. Happy to have more development in our area, but hates that it impedes the properties near the project, but stated that both boards and the community need to have a lot of give and take.

Richard Tincher Motioned to close the public hearing at 7:33pm Lynnette Allen 2nd, unanimously approved.

Travis Wake motioned to approve the Coffman Subdivision plans pending the approval of the Stormwater Board and Mike Duke 2nd, unanimously approved.

Per Gene Kates, they are going to call a special Stormwater Board meeting to help get this approved. Gene Kates informed Spencer that they know have to get the Development agreement between the Town of Centerville and the Developer.

The Plan Commission will still need to set bond based on the cost of the development. Dave Pinney stated that he felt the total cost would be around \$150,000 to develop the subdivision, as they do most of the work themselves. Travis Wake asked what percentage is used to set the bond, but no one was sure of this, without the guide of our attorney, Richard Tincher motioned to table the bond setting until next meeting, Lynnette Allen 2nd, unanimously approved.

Reappointment of members: Council President Dan Wandersee has reappointed Travis Wake and Mike Duke, they both still need to stop into the city building to sign forms with Treasurer. They both are aware of this.

The Mark Harris Condemned property removal bid: Council approved the bid and hired Cox Excavating. Demolish in scheduled for September 7.

Wayne County Advisory Plan Commission: They approved the Comprehensive plan that Steve Higinbotham created and they are sending it to the Wayne County Council.

A&Z Engineering submitted Proposal to Update Town Ordinance Book Land Use Chapters and Prepare a Municipal Development Manual for Town of Centerville, IN on December 3, 2019. in the amount of 30,600. Richard Tincher motioned to move the proposal to Town Council for their review, Lynnette Allen 2nd, unanimously approved.

Jack Bodiker mentioned that the Town Council is trying to cut budgets, so unsure where it will go. Lynnette Allen mentioned that all we can do is try, since OCRA is not going to be doing grants anytime soon.

New Business:

Gene Kates mentioned that there are 3 addresses that are on his condemnation list:

- 319 E South Street (Spartan Properties)
- 209 W Walnut Street(US Bank)
- 508 W Main Street(Kyle Tom ?)

Gene Kates mentioned that he spoke with Kyle Tom in regards to the W. Main Street property. Kyle stated that he had purchased the property. Gene let him know that the home would have to be removed since it is condemned due to flooding several time. He stated that it is in the FEMA Flood plan., so it would have to be removed or extensive renovation by raising it several feet.

Richard Tincher mentioned that our budget wouldn't be able to handle another demolishing job. Lynnette stated that if Kyle Tom purchased property, he would be responsible for demolishing the property. Gene stated that out of the three properties, he feels the 319 E South Street is the worse of the properties and needs to be addressed first. The next step of the process is to send letters to the property owners drawn up by our attorney, Richard Tincher motioned to send letters to the owners of South Street and Walnut Street properties informing of the status of the properties on the condemnation list, Lynnette Allen 2nd, unanimously approved.

Travis Wake motioned to adjourn the meeting at 8:05 pm with Mike Duke 2nd, unanimously approved

Next meeting September 24, 2020 @ 7:00pm