

Plan Commission Meeting Minutes  
September 24, 2020

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

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

Town Manager: Kevin Slick Building Commissioner: Gene Kates & Ed Martin Public Members: Non present

Reviewed minutes from August 27, 2020 minutes. Mark Tucker motioned to approve, Travis Wake 2nd Unanimously approved.

**Old Business:**

\*Alayne Hope Investments LLC- The Plan commission was to set the bond amount at this meeting, but the developer has not provided a written report with the estimated cost for us to be able to set this amount. We need to make sure that if the developer doesn't complete the project once started, the town will be able to complete the project per the plat drawings. The Performance Bond is for the infrastructure only, not the buildings. All fees are to be paid when permits are approved.

Per recommendation from Ed Martin, Travis Wake motioned to appoint Gene Kates as a Plat Committee along with the Plan Commission President to be able set bond amount, approve the Surety company and time frame of the bond once the required documentation is received from Mr Coffman, and recommend the Town Council to approve. Richard Tincher 2nd, unanimously approved.

Received Plat Drawings for review-Lynnette Allen motioned to accept the final drawings and Travis Wake 2<sup>nd</sup>, unanimously approved.

\*Stormwater Board approved the Coffman Subdivision drawings, survey will be performed next.

\*Reappointment of Mike Duke and Travis Wake has been completed

\*The Mark Harris Condemned property removal: Project complete an invoiced. Jack Bodiker mentioned that he has spoken with residents and they are very happy with this removal. The property is still owned by Mr Harris, the Town can invoice the owner the charges. Any decision to pursue legal action is up to the Town council.

\*Status of Letters of Condemnation: 319 E South Street has been purchased by Kyle Tom, he submitted a refurbish plan and purchased permit. Once completed, will come off the list. Kyle Tom is also researching the possibility of purchasing the 508 W Main Street, he has been in contact with DNR as it is a flood plain. 209 W Walnut Street not in good shape. Gene Kates feels that this building is tied up with HUD. Richard Tincher motioned to set hearing date at the next meeting in October on the 209 W Walnut Street, Travis Wake 2<sup>nd</sup>, unanimously approved. Ed Martin is to let us know if this is feasible, will depend on the title work and mailing of notice letters. Ed will let Gene know if feasible, may have to add a special meeting. Unanimously approved.

\*Wayne County Advisory Plan Commission: Wayne County Commissioner approved the Wayne Comprehensive Plan will be getting new copy. Discussed the Wayne County BZA officer petitions in regards to the property on Lead Line, per Gene Kates, this is not in our 2 Mile Fringe, just south of us.

\*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. Comprehensive Plan is not in the town budget, and the OCRA grants are not available, will table this till next year. Richard Tincher stated that we really need to update the Developmental Standards. Gene mentioned just having our current one revised instead of completely overhauled.

**New Business: NA**

Richard Tincher motioned to adjourn the meeting at 8:00 pm with Travis Wake 2<sup>nd</sup>, unanimously approved

Next meeting October 22, 2020 @ 7:00pm