

Plan Commission Meeting Minutes
February 25, 2021

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

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

Town Manager: Kevin Slick, Building Commissioner: Gene Kates, Town Attorney: Ed Martin via Zoom

Public Members: Non present

Elected new officers for 2021:

Secretary: Richard Tincher motioned to nominate Lynnette Allen for Secretary with Travis Wake 2nd, unanimously approved

President: Travis Wake motioned to nominate Richard Tincher for President with Mike Duke 2nd, unanimously approved

Vice President: Richard Tincher motioned to nominate Travis Wake for Vice President with Lynnette Allen 2nd, unanimously approved.

Reviewed minutes from October 22, 2020, Mike Duke motioned to approve, Richard Tincher 2nd Unanimously approved.

Old Business:

*Alayne Hope Investments LLC- Mr Coffman provided a letter of credit in place of the \$250,000 surety bond. Gene Kates read that the Town of Centerville ordinance states that a bond is require, but can be purchased through a surety of the developers choice, but has to meet Councils approval. Per Ed Martin we have two options: 1) disapprove the plat, which is not what the town would want, due to legal aspects and we want the development to continue 2) sit and wait for the developer to provide the correct documentation in the form of a bond in the amount of \$250,000.

Ed Martin also discussed the proposed changes in ownership that the developer mentioned to Gene Kates. If this is done during the process, we would have to start the process over due to the statute under Indiana law. Alayne Hope is a single member so it is a sole proprietorship and according to the Secretary of State only has one person as manager which is not Mr. Coffman, which can cause issues with the bonding the development. Gene stated that he has reach out to Mr. Coffman several times over the course of several months asking him to have his attorney reach out to the Ed Martin to go over the legal issues that have developed. Mr Coffman stated that he has letter of resolution of the LLC that he has authorization to sign on behave of the LLC. Gene advised Mr. Coffman to attend this meeting to discuss the requirements and to bring legal council. Neither were in attendance. Gene Kates has told Mr. Coffman that it is up to him to continue the process.

According to Ed Martin, only legal time limit is after the hearing to approve or disapprove the final plat. Per Town ordinance, we are not in a position to approve or disapprove the final plat until the Town council has given us notice that approved bond has been received.

Richard Tincher motioned to table this discussion until next meeting, Travis Wake 2nd, unanimously approved.

***Status of Letters of Condemnation for properties:**

--319 E South St: Kyle Tom purchases properties-pulled permits to refurbish home, off the list

--508 W Main St: Kyle Tom showed an interest in the property, no word at this time. This is in flood plan and Kyle will have to work with DNR to refurbish if he proceeds.

- 209 W Walnut St: This property has deteriorated more over the winter so it was decided to move forward with procedure for removal. Need to do title search, after the title search, Ed will prepare an Enforcement Order for Gene, then at next meeting if the owners haven't followed the Enforcement Order, we will need to set a hearing date. Process can take several months. Gary Holbert mentioned doing Enforcement Order on both properties in question. Gene mentioned that if we move forward, most likely will lead to demolishing the properties at the expense of the town. With Kyle Tom showing interest on the property, didn't think this we should move forward on the West Main St. property. Richard Tincher motioned to allow Ed Martin to do title search, with Lynnette

Allen 2nd, unanimously approved.

Status of the property located at 115 E Main St. Per Gene Kates, Kevin McCurdy purchased the property, he is a licensed Architect. He spoke with the engineer that provided the first inspection and they feel it is still stable enough to refurbish the building. He is working on a plan to be provided to Gene Kates. Will table this until the next meeting.

*Wayne County Advisory Plan Commission: January meeting was working on creating actionable items to proceed with their new Comprehensive Plan. No February meeting

New Business:

*Reaffirm member to the Centerville Plan Commission whose status has expired: Richard Tincher & Lynnette Allen. Lynnette is going to email Susan Dillman, to add this to the agenda for the Town Council President to proceed with reaffirm both members.

*Status of property located at 1209 US 40, fire destruction: Gene Kates has been working with the property owner. Technically this is not within the corporate boundary, and Gene is going to work with the county to get the property condemned.

*Wayne County Advisory Plan Commission Liaison: Richard Tincher motioned to nominate Lynnette Allen with Travis Wake 2nd, unanimously approved.

Other Business:

Still in search of another Commission member. Needs to be in the 2 mile fringe and any party affiliate opposite of what Rob Doty is affiliated with that was on the 2020 Presidential election ballot.

Centerville housing availability has decreased:

Sunset is sold out, Way Journey is done building. Interest in developing the remaining land, in talks

TradeMark Construction development: Willow Brook has 9 lots

Archway only has 1 lot available

Richard Tincher motioned to adjourn the meeting at 7:40 pm with Lynnette Allen 2nd, unanimously approved
Next meeting March 25, 2021 @ 7:00pm