

Plan Commission Meeting Minutes
March 25, 2021

Meeting came to order by President Richard Tincher at 7:15 pm.

Commission Members present: Richard Tincher, Travis Wake, Gary Holbert, Mark Tucker & Jack Bodiker

Building Commissioner: Gene Kates,

Public Members: Non present

Reviewed minutes from February 25, 2021: Richard Tincher motioned to approve; Mark Tucker 2nd Unanimously approved.

Old Business:

*Alayne Hope Investments LLC- No change in status. Travis Wake motioned to table this discussion until next meeting, Richard Tincher 2nd, unanimously approved.

*Status of Letters of Condemnation for properties:

– 209 W Walnut St: per Gene Kates, Ed Martin has started the title search, process is moving forward

*Reaffirming of Lynnette Allen & Richard Tincher: Both has been reaffirmed and documentation signed. Gene Kates had copies to provide secretary. It was noted that the expiration date on the agenda for Gary Holbert's needed to be corrected from 3031 to 2021.

*Status of property located at 1209 US 40, fire destruction: Gene Kates has been working with the property owner. Condemnation notice was given. Owner has been in contact with Gene Kates. They are working on getting the personal items removed from residence. They will board up and paint the boards to cover the graffiti. Will table this till next meeting.

*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. Per Richard Tincher this needs to be a Democrat on the 2 mile fringe. Will table till next meeting

New Business:

*Alayne Addition: New rules for the water main and sewer main extensions: update with contractor. Per Gene Kates, the developer will have to enter into a new contract for each of the utilities. Post and Pay up front costs and some future costs based on July 2020 legislation. Developer will have to post a cash bond or letter of credit based on his cost up front for the development. The Town will have to hold the bond/letter for a year after completion, as each house is connected, the town will release the funds for that connection for up to 10 years.

*OCRA- any grants available for updating comprehensive plan- Per Jack Bodiker he will look into how many the Town has open and will get back to us at next meeting.

Other Business:

Indiana American Water is trying to acquire right away in our jurisdiction. Centerville Town Council President and Town Manager has met with Indiana American Water. Per Jack Bodiker Indiana American Water has purchased several acres of land on US 40. Per Gene Kates, he was contacted by the manager of the hotel because they were concerned. Once Gene got email from the Owner, he took it to the Town Manager to discuss with the President of the Town Council to figure out how to get a handle on this. Also needs to discuss with town Attorney. In 2001, the town found out that Indiana American Water went further with their lines than allowable under a previous agreement and was put on legal notice that they couldn't move into Centerville district any further.

Mark Tucker discussed a letter the town council received in regards to the property at 419 East Main Street. The location of Eclectic Garden. Per Gene Kates, they received a special variance from the BZA years ago. But the public has been constantly requesting something to be done.

Jack Bodiker motioned to adjourn the meeting at 7:34 pm with Richard Tincher 2nd, unanimously approved
Next meeting April 22, 2021 @ 7:00pm