

Plan Commission Meeting Minutes
May 27, 2021

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

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

Building Commissioner: Gene Kates,

Town Manager: Kevin Slick

Town Attorney: Mr. Ed Martin

Public Members: Non present

Reviewed minutes from April 22, 2021: Travis Wake motioned to approve after correcting the date from April 11, 2021 to April 22, 2021, Lynnette Allen 2nd, Unanimously approved.

Old Business:

-Alayne Hope Investments LLC- No change in status. No discussion

- 209 W Walnut St: Continuance Enforcement order went out to US Bank as an order for Rehabilitation not demolition. They have 60 days respond. We are hoping they will rehab the home. If no remediation, we may have to amend the order to recommend demolition. July or August may have to have hearing with US Bank. Per Gene Kates, there has not been any contact at this time, will address this at next meeting.

-115 E Main St: Per Gene Kate, he has heard from the Architect, Mr Kevin McCurdy. Mr. McCurdy apologized and will be getting the Town a letter soon. Travis Wake questioned the final use of the building and per Gene Kates, Mr. McCurdy will be making a couple of offices on street level and refurbish the upstairs for a income apartment.

-Still in search 9th Commission member. Lynnette Allen asked Gene Kates if he could get a list of voters in the 2 mile fringe. He stated that he thought there was a list available, he is going to see about locating a voter registration list. This new member needs to be a non republican voter.

-OCRA: Lynnette Allen reached out to the our Community Liaison with OCRA Colette Childress via email. Ms Childress was kind enough to send an email back with dates and types of grants that are open. She mentioned how much the community needed to have to accept the grant. Richard Tincher motioned to present to the Town Council for approval to apply for Comprehensive Plan Grant with Lynnette Allen 2nd, unanimously approved. Lynnette is to reach out to Susan Dillman to add to the Town Council Agenda for next meeting.

-Wayne County Advisory Plan Commission: They are still going through their ordinances with wording and combining. They are looking to develop a Solar Module ordinance for the county and Lynnette Allen questioned if the town needed to develop an ordinance. Gene Kates stated that the town already has ordinance for the town for personal alternative energy under the Electric Utility Ordinance.

-Appointment of Gary Holbert and Rob Doty: This is to be completed at the next Town Council Meeting.

New Business:

-313 South West Street: Richard Tincher mentioned this address due to overgrowth of weeds and grass. Per Gene Kates a Weed notice has been sent.

Other Business:

-Jack Bodiker mentioned that he has gotten several emails from a Mr. Gary Collins in regards to a property that is owned by D&J near Mr Collins property. Per Gene Kates it is on the Mow List for the town to mow. Jack mentioned that some of the pictures that were sent has an old shed on the property may be dangerous. Ed Martin suggested to Jack Bodiker to invite Mr. Collins to our next Plan Commission meeting to present his worries.

-Travis Wake questioned who is responsible to mow the corner at Sunset and Centerville Rd. Per Gene Kates it is the responsibility of the corner home owner, she has been notified of this. According to Gene, the builder has been notified of this also.

- Ed Martin was under the impression he was to research the issue of the sidewalk in Sunset Estates. He looked at the plats and the town codes. If we are looking to amend the Subdivision Control Ordinance to include sidewalk specification and standards for constructions this form of legislation can go one of three ways: 1) Town Council can legislate under Barrett Law/Home rule, which is separate from Subdivision Control Ordinance and separate from zoning. Gene Kates stated that there is a sidewalk ordinance, he gave Ed Martin code 153.15 that it states that the sidewalk has to be constructed of cement concrete at least 4 inches thick, 4 foot in width, placed 1 foot from the street property line and 6" thick at curb cuts and under residential driveways. Ed Martin then stated that what should happen is to amend the text of zoning ordinance with the Plan Commission initiating the change to the Town Council. Proposal of the change has to be consistent with Section 601. Prepare a notice of public hearing and published once at least 10 days prior to holding a public hearing within 60 days of initiated proposal. Per Gene Kates we are now under order that any changes to sidewalks and cross walks have to be ADA compliant. Ed is wanting to look at the rule that were adopted in 2017 before we proceed to see who all in entitled to be notified of the proposal. May want to look at the rule to see if it can be changed to see if we can just publish the rule instead of sending 100s of certified mail.

May need to make sure the proposal is for future sidewalk installation, if not we could be causing more cost to the town than necessary.

Gene Kates mentioned that Richmond adopted a replacement plan several years ago, that the city would cover the labor if the home owner would cover the cost of the material. Per Gene there is a budget line for sidewalk repair, but the city has never funded the budget item line. Gene Kates stated that we really need to get the Development and Utilities standards updated to the 21st century.

Richard Tincher motioned to adjourn the meeting at 7:52 pm with Travis Wake 2nd, unanimously approved
Next meeting June 24, 2021 @ 7:00pm