

MINUTES
WALTON PLAN COMMISSION
Monday June 4, 2012

President, Mac Martin called the meeting to order at 6:00 PM in the Walton Town Hall, 100 S. Depot.

ROLL CALL:

Members present: Mike Roberson, Rick Lee, Mac Martin, Dick Case and Becky Tocco.

Member absent: Patti Raderstorf, Pam Grant, Steve Williams

Staff present: Arin Shaver and Chris Gaumer

Public in attendance: Janet Pitcock

ACTION ON MINUTES:

Rick Lee made a motion to approve the minutes of May 7, 2012. Dick Case seconded the motion and all were in favor.

PUBLIC HEARING:

None:

REPORTS:

ILP:

Chris Gaumer presented the Improvement Location Permits for April and May.

OLD BUSINESS:

Unsafe Buildings:

#11-01 304 Church Street: *Mobile Home razed and cleared* Property owner is trying to sell, has mowed the yard. Possible sale of property to neighbor. The board asked that staff wait to see if sale becomes final, staff agreed.

#11-04 202 Davis Street: *Fire, total loss* Criminal proceedings were dropped by Prosecutor's Office. Staff is waiting until it is cleared by attorneys. Case is tabled at this time.

#12-01 305 S. Depot Street: *Unsafe structure, tall weeds and grass:* Property owner has contacted staff and stated that she will do nothing on the property. Mike Roberson made a motion to send a letter to the owner and a copy to the bank stating the property needs to be secure, tall weeds and grass be maintained and that a fine of \$1000 per month for 5 months be assessed. Rick Lee seconded the motion and all were in favor.

#12-02 306 East Street: *House fire:* Arin Shaver stated that some improvements have been made but not completed and the assessed fine of \$1000 for the month may be imposed. Rick Lee made a motion to send a letter to the property owner stating that improvements have been made, the timeframe of a clean up has been extended 30 days from June 4, 2012 and a fine of \$1000 per month may be assessed. Mike Robison seconded the motion and all were in favor.

#12-03 201 S. Maple Street: *Garage re-roofed and a portion torn down:* Mr. Gaumer stated that \$1000 has been assessed by this board and inspection showed that debris has been cleaned up. Rick Lee made a motion to waive the \$1000 fee and close this case due to the clean up. Mr. Robison seconded the motion and all were in favor.

NEW BUSINESS:

#12-06 502 N. Main Street *Unsafe structure:* Chris Gaumer explained the main issue to be broken windows which allow animals to enter, property is not secure. Rick Lee made a motion to assess a fine of \$1000 if not secured within 30 days. Mike Robison seconded the motion and all were in favor.

Unsafe Building Ordinance:

Mrs. Shaver explained the amendments to the Unsafe Building Ordinance that will be going to the Walton Town Board:

- Amendments will allow Plan Commission to focus also on premises as well as buildings.
- Health related issues will be deferred to the Health Department
- Will be Compliant with the State Code
- Definition is deleted so that Walton may evaluate agricultural properties
- Violations will follow state code
- If court rules invalid, the remaining provisions would still be legal

Mrs. Shaver explained that Town Boards are able to have ordinances concerning tall grass and weeds and trash so that issues can be dealt with quicker.

PUBLIC IN ATTENDANCE:

Janet Pitcock, 301 S. Depot, spoke of her concerns of the yard with trash, tall weeds and grass next to her. Mrs. Shaver explained that Walton Town Board is addressing issues of this nature with the amendments to the unsafe building ordinance.

There was no further business to be brought before the Board, the meeting was adjourned at 6:30 PM June 4, 2012.

Mac Martin, President

Becky Tocco, Secretary

Peggy Dillon, Recording Secretary