

MINUTES
WALTON PLAN COMMISSION
Monday May 6, 2013

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

ROLL CALL:

Members present: Richard Case, Rick Lee, Mac Martin, Mike Robison, Jessica Zehring, Patti Raderstorf and Becky Tocco.

Member absent: Steve Williams and one member to be appointed.

Staff present: Arin Shaver

Public in attendance: Cyndi Fox

ACTION ON MINUTES:

Minutes of April 1, 2013 were presented. Rick Lee made a motion to approve the minutes as presented. Dick Case seconded the motion and all were in favor.

PUBLIC HEARING:

Resolution #13-01 Front Yard & Flag Lots:

Arin Shaver explained that usually flag lots occur in the Fringe Area and the addition of a definition of flag lots and amendment to front yard setbacks is to provide clarification of setbacks on lots not usually found on street right-of-ways. Mrs. Shaver explained that a flag lot can be an easement but is usually an access to a property that is owned by someone else making the front yard is difficult to be determined.

Rick Lee motioned to approve this resolution. Dick Case seconded the motion and all were in favor to approve #13-01 for the addition of flag lots and front yard setback amendments.

Resolution #13-02 Signage:

Mrs. Shaver explained that staff has reviewed signage in the Walton area and are bringing forward amendments as follows:

- Addition of monument signs
- Addition of sidewalk signs
- Addition of window signs
- Amendments to freestanding signs along with message centers
- Amendments to sign setbacks

Mrs. Raderstorf expressed concern of the setbacks of several signs in the area that are close to the right-of-way. Mrs. Shaver explained that if those signs are replaced, they would have to follow the standards of the zoning ordinance. Mrs. Raderstorf made a motion to amend the staff report that the setback of signage be no closer than 10 feet in all areas. Dick Case seconded the motion and all were in favor.

Jessica Zehring motioned to approve this resolution and Rick Lee seconded the motion. All were in favor to approve #13-02 Signage Standards.

Resolution #13-03 Special Exception Findings of Fact:

Mrs. Shaver explained the the findings of fact questions are to be answered by the Walton Board of Zoning Appeals when a special exception is brought forward. Amendments to be:

1. Eliminate A. because of redundancy
2. Separate A. due to 2 questions being asked
3. D. and G. change consistent to harmonious

Mrs. Shaver asked for questions, there were none. Rick Lee motioned that this resolution be approved. Jessica Zehring seconded the motion and all were in favor to approve #13-03, findings of fact for special exceptions.

REPORTS:

ILP: Mrs. Shaver reported that there were no Improvement Location Permits for April in Walton.

OLD BUSINESS:

UNSAFE CASES:

- #12-02 506 East Street Key: The Key property has been boarded up. Cyndi Fox, 506 East Street, explained that she wishes to get contractor estimates for repairing the structure. Mr. Lee stated that the roof is leaking and there will continue to be water damage if the problem is not resolved. Mr. Lee asked Ms. Fox what her plan is and asked that she report back to the planning staff before the July Plan Commission meeting. Ms. Fox agreed.
- #12-07 305 S. Main Street Eurit: Mrs. Shaver explained that this structure is demolished and removed from the property. Mike Robison motioned to waive the fine and take this property off the unsafe property list. Jessica Zehring seconded the motion and all were in favor.
- # 11-04 202 Davis St. Durr: Mrs. Shaver reported that a letter from the attorney, Todd Groff, was received, stating that this property is still in court waiting for a decision. Rick Lee explained that the dormer has caved in and looks like it is ready to fall off. Mrs. Shaver explained that this commission may use the unsafe building ordinance to force immediate action in an emergency situation. A discussion of several options followed. Mr. Lee motioned to have Patti Raderstorf investigate whether the attorneys are able to release this so that the Commission is able to do something with the structure such as demolish it. Mrs. Zehring seconded the motion and all were in favor.

Building Commissioner: Mrs. Shaver reported the following information concerning hiring a building commissioner:

- 10 Walton ILP permits in 2012
- \$462 was collected
- 30 hours required for inspections of 10 permits
- Cost of hiring building commissioner for inspections = \$360
- Estimate of unsafe building inspections = 150 hours = \$1500
- Total costs of inspections to be approximately \$1800
- \$1800 - \$462 = approximately \$1338 remains in the red

Mrs. Shaver explained that a building code would need to be adopted and all building fees would be collected by the county and the fees would go toward paying the building commissioner.

The board took no action on this issue.

NEW BUSINESS:

None:

There was no further business to be brought before the Commission, the meeting was adjourned at 6:52pm May 6, 2013.

Officer, WPC

Officer, WPC

Recording Secretary