

MINUTES
WALTON PLAN COMMISSION
Monday March 4, 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, Patti Raderstorf, Rick Lee, Mac Martin, Becky Tocco, Jessica Zehring, and Mike Robison.

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

Staff present: Chris Gaumer and Arin Shaver.

Public in attendance: Jeff Dillon, Abby Dillon, Dennis Gaylor

ACTION ON MINUTES:

Minutes of November 5, 2013 were presented. Mike Robison explained an error in the minutes and motioned to approve the minutes as amended. Patti Raderstorf seconded the motion and all were in favor.

ELECTIONS OF OFFICERS:

Patti Raderstorf motioned to retain the present slate of officers: Mac Martin, president, Patti Raderstorf, Vice President and Becky Tocco, secretary. Rick Lee seconded the motion and all were in favor. Slate of officers presented were approved.

PUBLIC HEARING:

None.

REPORTS:

Improvement Location Permits: Permits for November were presented, none for Dec. Jan. Feb.

OLD BUSINESS:

#12-06 502 N. Main Street - Reinke: Chris Gaumer reported that this Commission assessed 2 fines, \$2000 in May 2012 and \$1000 in November 2012 along with an extension of 30 days to clear the property. Mr. Gaumer noted that no contact has been made by the home owner to the planning staff. Mr. Gaumer explained that the front windows have been boarded up but the remainder of the structure has not been secured.

A discussion of hiring a Building Commissioner followed. Mrs. Shaver explained that a building code would have to be adopted and approved by the State if hiring a Building Commissioner. Mrs. Shaver stated that she will look into the cost and develop a proposal for Walton.

Jessica Zehring made a motion to maximize the fine to \$5000 with an additional \$2000 fine and send a letter to the Reinke's notifying them of this action. Mike Robison seconded the motion and all were in favor.

#12-07 305 S. Main Street - Eurit: Mr. Gaumer explained that the property owner has been in contact a couple of times and he stated that he is demolishing the structure. Mr. Gaumer noted that the structure is not completely down and there are concerns of the debris and safety issues. Jeff Dillon, 212 Point East Lane, stated that his daughter lives next door and spoke his concern of safety issues and has noticed people looting this property.

Rick Lee made a motion to assess a fine of \$5000 if the demolition is not completed by April 1, 2013. Patti Raderstorf seconded the motion and all were in favor.

NEW BUSINESS:

Bylaws Revisions: Mrs. Shaver explained a few changes to the bylaws that have been presented: interested party letters and eliminating Robert's Rules. Mike Robison motioned to accept the bylaws as presented. Rick Lee seconded the motion and all were in favor.

Work Program 2013: Arin Shaver outlined the proposed Work Program 2013 with the main topics as follows:

- Education
- Current Grants
- Projects / Federal Funding
- Updating Zoning Ordinances
- Economic Development
- Organization & Departments
- Ongoing Planning & Zoning Projects
- Office Efficiency

Mr. Martin asked for questions or comments, there were none. Mrs. Zehring motioned to approve the Work Program 2013 as presented. Dick Case seconded the motion and all were in favor to approve.

Educational Session: Mrs. Shaver explained that the Plan Commission should ensure that the needs of the whole community are considered, not just benefits to individuals using as guides for enforcement the Comprehensive Plan; Zoning Ordinance and Subdivision Control Ordinance. Mrs. Shaver briefly explained the various components to the planning processes and procedures: Comprehensive Plan; Zoning Ordinance; Subdivision Control Ordinance; Plan Commission; Board of Zoning Appeals; Planning Staff.

Mr. Martin asked for questions or comments, there were none.

FLOOR IS OPEN TO PUBLIC:

Duerr property – 202 N. Davis: Dennis Gaylor, 505 Carol Drive, spoke concern of the Duerr property and debris going onto other properties. Mr. Gaumer explained that the attorney, Todd Groff, stated that the owners are in litigation with the insurance company to get money to demolish the structure.

There was no further business to be brought before the Commission, the meeting was adjourned at 6:52 PM March 4, 2013.

Officer, WPC

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Recording Secretary