

MINUTES
WALTON PLAN COMMISSION
Monday August 4, 2014

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

ROLL CALL:

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

Member absent: 2 members to be appointed

Staff present: Chris Gaumer

Public in attendance: Benjiman Durr, Todd Groff and J.S. Pitcock

ELECTION OF SECRETARY:

Mr. Martin explained that Becky Tocco, Plan Commission Secretary, is moving out of town and has resigned from the Plan Commission. Rick Lee nominated Patti Raderstorf for secretary. Mike Robison seconded the motion and all were in favor.

ACTION ON MINUTES:

Mr. Lee made a motion to approve the minutes of July 7, 2014 as presented. Steve Williams seconded the motion and all were in favor.

PUBLIC HEARING:

Resolution #14-03 Fee Schedule:

Mr. Gaumer presented the proposed fee schedule for Walton and the fee schedules for Logansport and Cass County for comparison. A discussion followed and the Commission requested planning staff to develop fees that are appropriate for Walton. Mr. Robison motioned to continue resolution #14-03 for fees until the next meeting. Mrs. Zehring seconded the motion and all were in favor.

Resolution #14-04 Section 504 Satellite Dish:

Mr. Gaumer explained the following:

- More people are using satellite dishes and putting them in the front yard
- State law allows the right to have satellite dish service
- Zoning Administrator will allow them in the front yard if it is proven in writing by the company or the installer that the front yard is the only place a signal can be obtained

Mrs. Zehring motioned to approve. Mr. Case seconded the motion and all were in favor to approve Resolution #14-04.

REPORTS:

None

OLD BUSINESS:

Unsafe Properties:

##11-04 202 N. Davis – Durr:

Mr. Gaumer reported that a letter was sent asking that the demolition of the house be completed by August 4, 2014. Mr. Gaumer updated the Commission with pictures. Todd Groff, attorney for the Durr's, stated that the unsafe portions of the building have been demolished and what remains has been secured by the owners.

Ben Durr, 202 N. Davis, Walton, stated that after the demolition was started they realized the following:

- Part of the house could be saved: the porch remains
- Some upgrades to the porch has been made -
 - 4X4 boards were installed
 - Structure was made safe
 - A foundation was built around the structure
 - Framing will be put up for the roof
 - Lattice and railing will be installed all around the structure to make it a gazebo
 - There will be steps out the back of the porch
- Yard has been cleaned up
- Siding will be installed on the house
- Windows are removed and glass is removed
- The clean-up is almost finished and he hopes it will be finished this year

Mrs. Zehring asked if this will be a part of a new home. Mr. Durr replied that this will be separate from the house.

A discussion followed with concerns of how soon the clean-up will be completed and what Mr. Durr will do to make the structure safe.

Rick Lee made a motion to give Mr. Durr 60 days to complete the demolition; install the lattice; siding on house completed; and clean up the weeds and grass. Mr. Robison seconded the motion and all were in favor.

Patti Raderstorf left the meeting at 6:30PM.

Bylaw Revisions:

Mr. Gaumer stated that the bylaw revisions were presented at the last meeting and asked for questions. No questions were asked. Mr. Case motioned to approve and Mr. Robinson seconded the motion and roll call vote was unanimous to approve the bylaw revisions as presented.

NEW BUSINESS:

None.

FLOOR IS OPEN TO PUBLIC IN ATTENDANCE:

A discussion of house next to 301 S. Depot St.:

J.S. Pitcock, 301 S. Depot St. spoke of the residence next to her that has tall weeds and grass and the rabbits and raccoons that are in that area. No action was taken.

There was no further business to be brought before the Commission; the meeting was adjourned at 6:35 PM August 4, 2014.

Max H. Martin Pres.
WPC Officer

Paul Case
WPC Officer

Peggy Dillon
Peggy Dillon, Recording Secretary