



Culver Planning Commission Meeting Minutes

October 15, 2019

Summary of Council Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to approve August 2019 minutes.	Ms. Peterson	Mr. Oosterbaan	7 – 0 – 0 Approved
Motion to approve the September 2019 minutes.	Mr. Oosterbaan	Mr. Osborn	7 – 0 – 0 Approved
Motion to Move January, April, and July, 2020, Plan Commission Meetings to the Second Tuesday of the Month.	Mr. Osborn	Mr. Peterson	7 – 0 – 0 Approved
Motion to Adjourn	Mr. Gut	Mr. Osborn	7 – 0 – 0 Approved

1. Call to Order

President Barry McManaway called to order a regularly scheduled meeting of the Culver Planning Commission at 6:32 PM on October 15, 2019 at the Culver Town Hall.

2. Roll Call

Mr. Fox conducted roll call. The following members were present: Barry McManaway, Pete Peterson, Margaret Dehne, Chester Gut, Marty Oosterbaan, Don Fox, Dan Osborn, and Building Commissioner Chuck Dewitt. Wayne Bean was absent.

3. Pledge of Allegiance

Led by Mr. McManaway

4. Approval of August and September Minutes

Approval of the minutes of the August 20, 2019, meeting had been deferred as the minutes were not received by the members in sufficient time before the September meeting. Mr. Petersen moved to approve those minutes. Mr. Oosterbaan seconded. The motion was approved 7-0-0. Mr. Oosterbaan then moved to approve the September Plan Commission meeting minutes. Mr. Osborn seconded. The motion was approved 7-0-0.

6 Old and New Business

Beste PUD. Mr. McManaway asked about the status of this PUD. Mr. DeWitt was unsure of its status. Mr. Osborn thought approval might not be received before the end of the year because INDOT must approve. No one present had any additional info

Cass Street Property. Mr. McManaway asked about proposed Town Council action to de-annex a property on Cass Street. Member of the public, Mr. Kevin Berger, said that the current owner of the property is requesting de-annexation.

415 Lake Shore. Mr. Gut asked what happens now that the structure has been destroyed fire. Mr. DeWitt said that there is still a September 28 Court of Appeals hearing in Indianapolis. However, the Town will seek an emergency order to remove the debris. Mr. DeWitt reported that the State Fire Marshall determined that the origin of the fire was "suspicious" and that the case had been referred to the State Police. Until the State Police complete its investigation, the site may not be altered or the debris removed. When the Town can remove debris, the Town will pay the expenses and file a lien on the property.

2020 Board of Zoning Appeals (BZA) and Plan Commission Meeting Dates. Mr. DeWitt said the dates for BZA need to be set for next year. Both he, Mr. McManaway, and Mr. Osborn sit on both the BZA and the Plan Commission. He proposed the dates for the two bodies be synched to fall on the same days. This would mean altering dates for the January, April, and July Plan Commission meetings to the 14th of each of these months and altering deadlines accordingly.

Mr. Osborn moved that the Commission move its meeting dates for those months and continue to meet on the third Tuesday of the other months. Mr. Peterson seconded the motion. Mr. Oosterbaan asked a clarifying question. The motion was approved 7 - 0 - 0.

Large Scale Solar Farm. Mr. Osborn said the Invenergy company is considering a 1500 acre solar farm not far from Burr Oak. Mr. Osborn said that it is potentially very lucrative for farmers at \$850 to \$900 per acre per year lease for a 25 year lease. He asked if anyone had approached the County for approval. Mr. DeWitt said they had not but that large solar farms are allowed under County ordinances. He will report back at the next meeting.

7 Building Commissioner's Report

Mr. DeWitt reported that he continues to work at property clean-ups.

Mr. McManaway asked if building generally was slowing down? Mr. DeWitt said no. Both residential and commercial building within the county (Mr. DeWitt does not cover the city of Plymouth) are both strong. For example, there is a \$56 million wire plant being built outside Argos.

Mr. Gut asked about the 709 Obispo and other nuisance properties. Mr. DeWitt said he had spoke to a potential buyer for 709 Obispo.

Mr. DeWitt said the Hopple property is still on the Court docket in Plymouth. Mr. Gut said that from the road the property looks better, but he wondered about the rest of the property that is not visible from the road.

8. Citizen Input

Mr. Berger said he is on the Housing Committee for the Quality of Life group that is involved in the Regional Stellar. The housing component is chaired by Brent Martin and Jerry Chavez. That group will continue its work regardless of whether Stellar is successful or not. The goal is to make housing more accessible for a wide variety of potential residents. One example is looking at denser or additional residential structures within existing residential areas, e.g. "infill." Mr. McManaway asked if "special uses" within the existing Zoning Ordinance might be a way to go. Mr. Berger said this is all very preliminary.

Mr. Oosterbaan said the issue developing housing that is affordable. Mr. Berger agreed that increased density is desirable for a lot of reasons to include affordability and access to infrastructure. Mr. Fox suggested that density could be targeted to specific neighborhoods rather than zoning types.

Mr. Berger added that another way to target higher density was to focus on larger lots. He also invited input from the Commission and Commission members on an ongoing basis. He noted the biggest impediment to home ownership is the down payment. Another issue beyond housing is the "trailing spouse" who cannot find suitable employment in our small towns.

9. Members Concerns

Mr. Peterson asked about sidewalks at Highway 10.

Mr. Oosterbaan reminded the members that the Commission had approved a motion on this subject at the previous meeting. He also referred to recent public forum at which plans for sidewalks, bike trails, etc. were available for inspection.


Mr. Fox Mr. Fox suggested inviting Mr. Leist and Mr. Reese to present the plans for these various projects at a future meeting.

10. Motion to Adjourn

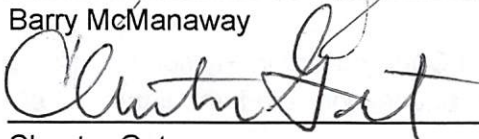
Mr. Gut moved to adjourn the meeting. Mr. Osborn seconded. The motion was approved 7-0-0 and the Commission adjourned at 7:54 PM.

The next regularly scheduled meeting will be Tuesday November 19, 2019 at 7: PM.


Minutes approved by:



Barry McManaway




Chester Gut

Wayne Bean



Marty Oosterbaan



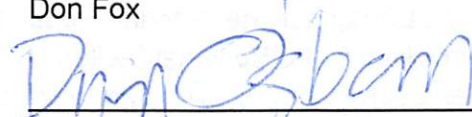
Pete Peterson



Margaret Dehne



Don Fox



Dan Osborn