



Culver Planning Commission Meeting Minutes

January 21, 2020

Summary of Council Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to the November 2019 minutes.	Mr. Gut	Mr. Peterson	8 – 0 – 0 Approved
Motion to Adjourn	Mr. Gut	Mr. Osborn	8 – 0 – 0 Approved

1. Call to Order

President Barry McManaway called to order a regularly scheduled meeting of the Culver Planning Commission at 6:30 PM on January 21, 2020, at the Culver Town Hall.

2. Roll Call

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

3. Pledge of Allegiance

Led by Mr. McManaway

4. Reorganization and Election of Officers

Mr. Peterson nominated Mr. McManaway to serve as President. Mr. Gut seconded the nomination. Mr. McManaway was elected by a vote of 7-0-1.

Mr. McManaway nominated Mr. Peterson to serve as Vice President. Mr. Oosterbaan seconded. Mr. Peterson was elected by a vote of 7-0-1.

Mr. Peterson nominated Mr. Fox to serve as Secretary. Mr. McManaway seconded. Mr. Fox was elected by a vote of 7-0-1.

The current appointees to the BZA and Technical Review Committee will continue to serve in those positions concurrent with their terms on the Plan Commission.

5. **Approval of November 2019 Minutes.** (The Plan Commission did not meet in December.) Mr. Gut moved to approve the November 2019 minutes. Mr. Peterson seconded. The motion was approved 8-0-0.

6. **Old and New Business**

East Shore Conservancy

Mr. Fox asked about status of East Shore Conservancy. Mr. Leist explained the Town Council has formed a small committee to meet with representatives of the proposed conservancy to review a proposed contract and rates for treating sewage. With regard to a hypothetical future annexation of portions of the East Shore, Mr. Leist said that under current law any land to be annexed into the Town would have to be contiguous with the Town boundary, and 75% of the residents in an area proposed for annexation would have to approve. Since Academy property that is not part of the Town lies between the current east boundary of the Town and the area of the proposed conservancy, annexation would not be possible at this time. Mr. Leist did say that early in discussions with East Shore representatives, the possibility of a future annexation was brought up, but that those representatives were not interested in pursuing that course. Mr. McManaway asked if there was any action for Plan Commission at this time. Mr. Leist said there was not and clarified the actual conservancy has not been formed as a legal entity.

Properties that are Unsafe or not being Maintained

Mr. McManaway asked about the building on the north side of West Jefferson and highway 17. The roof is covered by tires and tarps, and the building is in bad shape. Mr. Peterson this should be priority for the Building Commissioner and Town Manager as it is at the entrance of the West Jefferson Gateway Stellar Project.

Mr. Gut asked if there had been any progress with the Hopple property. Mr. DeWitt said another meeting with Mr. Hopple was in order.

Mr. DeWitt said that the Commission needed to raise with the Town Council the issue of sufficient funds being appropriated to address unsafe properties. Mr. Leist said \$50,000 has been budgeted for the coming year. He believes the Hopple property and one at 438 Ohio Street are the high priorities for this year.

Mr. Oosterbaan asked if the Unsafe Building Committee was County or Town of Culver focused. Mr. DeWitt said the Committee is County wide. Mr. Oosterbaan also asked whether the Town would recover any money from these properties. Mr.

Leist said "yes," for Ohio Street. "No," for an unsafe property on Obispo because the Town never took possession of the property. The property where the former City Tavern stood on Lakeshore also has liens on it. Additionally, the same property owner's house on College Street has increasing liens as the Town mows and does any maintenance on the property.

7. Building Commissioner's Report

Mr. DeWitt had nothing formal to report. At next month's meeting he will present the 2019 annual report. He believes there may have been 95 building permits issued in the Culver zoning boundary in 2019.

8. Citizen Input

Mr. Kevin Berger suggested that the Town take some action with regard to the Jefferson Street property because it is a gateway to Town. He noted it would not cost anything to send the property owner a letter about the poor condition of the property. Mr. Leist said that the CRC has looked at the property, and the property is in the TIF District. Mr. Leist said he could bring this up with the CRC. It was the sense of the Commission that Mr. Leist should do this.

Mr. Berger requested that another letter be sent to the owners of 412 Lake Shore Drive. The height of the side fence between 412 Lake Shore and Mr. Berger's neighboring property is still above what is allowed by zoning ordinance.

9. Commission Member Concerns and Input

None noted.

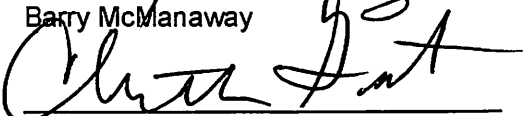
10. **Motion to Adjourn.** Mr. Oosterbaan moved to adjourn the meeting. Mr. Samuelson seconded. The motion was approved 8 – 0 – 0. The meeting adjourned at 7:07 PM.

11. **Future Meetings.** The next regularly scheduled meeting will be Tuesday February 18, 2020 at 6:30 PM. Due to the conflict with regularly scheduled Town Council meetings, the Plan Commission will meet on the third Tuesday of each month in 2020 unless public notice is given otherwise.

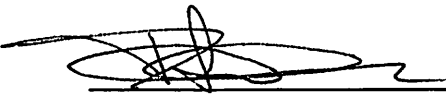
Minutes approved by:



Barry McManaway

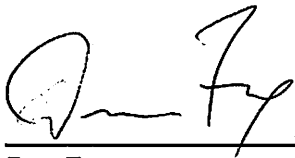


Chester Gut

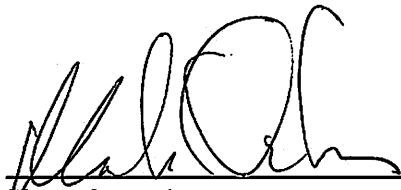


Pete Peterson

Wayne Bean



Don Fox



Marty Oosterbaan

Dan Osborn

Joel Samuelson