



Culver Planning Commission Meeting Minutes

September 15, 2020

Summary of Council Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to approve the August 2020 minutes.	Mr. Bean	Mr. Osborn	7 – 0 – 0 Approved
Motion to open public hearing 2020-002P to re-plat 111 East Washington Street	Mr. Bean	Mr. Osborn	7 – 0 – 0 Approved
Motion to close public hearing 2020-002P to re-plat 111 East Washington Street	Mr. Peterson	Mr. Osborn	7 – 0 – 0 Approved
Motion to approve re-plat of 111 East Washington Street	Mr. Bean	Mr. Peterson	7 – 0 – 0 Approved
Motion to approve six month extension of Culver Meadows PUD	Mr. Bean	Mr. Peterson	6 – 1 – 0 Approved
Motion to Adjourn	Mr. Bean	Mr. Osborn	7 – 0 – 0 Approved

1. Call to Order

President Barry McManaway called to order a regularly scheduled meeting of the Culver Plan Commission at 6:34 PM on September 15, 2020, via Microsoft Teams.

2. Roll Call

Mr. Fox conducted roll call. The following members were present: Barry McManaway, Pete Peterson, Wayne Bean Dan Osborn, Chester Gut, Andrew Strati, Don Fox, and Building Commissioner Chuck DeWitt. Joel Samuelson was absent.

3. Pledge of Allegiance

Led by Mr. McManaway

4. Approval of August 2020 Minutes. Mr. Bean moved to approve the minutes, Mr. Osborn seconded. The motion was approved 7-0-0.

5. Old Business

None

6. Public Hearing 2020-002P to re- Platt 111 East Washington

Mr. Bean moved to open the public hearing. Mr. Osborn seconded. The motion was approved 7-0-0, and the hearing was opened at 6:38 PM. Mary Heal of 111 East Washington Street appeared before the Commission. Ms. Heal wants to combine to combine two existing parcels – one with a house and one that is parking – into a single lot. There was no discussion. Mr. Peterson moved to close the hearing. Mr. Osborn seconded. The motion was approved 7-0-0. The hearing closed at 6:42

Mr. Bean moved to approve the replatting. Mr. Peterson seconded. The motion was approved 7-0-0.

7. Culver Meadows PUD Extension Request

Mr. Tom Beste appeared before the Commission to request an extension of the PUD along highway 17 west of Culver Community Schools. Mr. Beste just received approval of from INDOT for two points of access to the property from highway 17. He requested a six month extension of the PUD approval.

A member of the public asked about the nature of the corporation, Culver Investment Corporation, that owns the property. She said she could not find the corporation on the Secretary of State website. Mr. Beste said he was on the site this week and the corporation was there. He suggested that perhaps the member of the public was looking in the wrong place on the Secretary of State's website.

Mr. DeWitt recommended that the Commission delay a vote until the October meeting in order for Mr. Beste to provide more information about the corporation and his plan.

Mr. Bean asked if Mr. Beste could produce any additional information for the Plan Commission in the next 30 days.

Mr. McManaway referred back to what the Commission had approved earlier. Mr. McManaway said that the only thing that had changed was that Mr. Beste needs an extension because it took the state so long to approve access to the property from the highway. He suggested Mr. Beste keep the Commission apprised of where he

was in making progress on the PUD over the next 60 days. Mr. Beste said 90 days was more realistic to show progress.

Mr. Osborn said he had some concern that the project had been dormant for two years.

Mr. Fox said he was unclear what the risk was to approving the extension. Mr. McManaway said he did not see that there was a risk to Town as the secondary plan has not been approved by the Commission.

Mr. Bean moved to approve the six month extension requested, provided that Mr. Beste can show proof of an active incorporation and within 90 days show some progress on the project. Mr. Peterson seconded. The motion, with those conditions attached was approved 6-1-0 with Mr. Osborn dissenting.

8. Building Commissioners Report

The Institutional Zoning subcommittee approved at last month's meeting has not met. It was agreed that the subcommittee would meet next Thursday the 17th at the Beach Lodge at 5:30.

Mr. DeWitt stated he felt that the current rate for a building permit for larger buildings was an unnecessary penalty on the development of these projects. He suggested that there was more of a happy medium to be reached. The County may do up to 7 inspections on these projects. Currently, the County gets \$800 of the permit fee, and the rest goes to the Town general fund. There is no proposal on the table, but Mr. DeWitt will provide additional information to the Commission before next month's meeting on what other counties do. This will be for information only at this time.

9. Citizen Input

Mr. Berger, member of the public, noted that extending the time for Mr. Beste to submit the secondary plan does not operate to extend the primary plan. Mr. DeWitt said that after this six month extension, Mr. Beste would have two years to complete the process. Mr. Berger said that caution was warranted in terms of the potential impact on other developers interested in Culver.

Ms. Jeanie King, member of the public, asked for clarification as to what was approved – the second phase of the project or the secondary plan approval? Mr. McManaway clarified that there may have been a typo in the agenda.

Mr. Peterson added that the original Culver Meadows project had several phases. Mr. McManaway said there would have to be Commission approval of any phases of the project going forward.

10. Member Concerns

Mr. Gut asked about properties that were not in compliance with the Zoning Ordinance. Mr. DeWitt said the Hopple property will be in court on a date to be determined. He added that the Botsma property on Jefferson street had the roof secured, but there had been a fire, and there is a pile of junk outside of the building. Mr. DeWitt said has been called several times about the property. Mr. Peterson

recommended that Mr. DeWitt contacted Culver Fire Department Chief about the property and fire.

Mr. McManaway asked about a property on the West Shore that has 15 boat slips. There was some discussion, and it seems that this property is grandfathered from current restrictions against "funneling."

Mr. Bean asked if there was a violation of any ordinance involving the Lake front property just east of the outlet where large boulders had been placed in front of the concrete seawall. Mr. DeWitt said there was no violation.

11. Motion to adjourn

Mr. Bean moved to adjourn the meeting. Mr. Osborn seconded. The motion was approved 7-0-0, and meeting adjourned at 7:39 PM.

Minutes approved by:

Barry McManaway

Chester Gut

Chester Gut

Don Fox

Joel Samuelson

Pete Peterson

Wayne Bean

Dan Osborn

Andrew Strati