



**OFFICE OF  
PLAN COMMISSION**

**Plan Commission  
Wednesday, February 8, 2023, in the G.A.R. Room of the Court House**

- Brad Fruth calls Unsafe Building public hearing to order at 6:31 pm
  - Unsafe Building Case #09-23 – 271 E Commerce St, Macy; presented by Corey Roser
    - Michael Friedman (Owner) – States he has sent solicitation letters to contractors about work. He does have a proposal from Schweetsa Construction, who is registered with the county, pending the board's decision of what to do with the building. Mr. Friedman has supplies ready to go. The building will be used for storage when complete.
    - Rip Causey (Neighbor) – Wants to know why Michael has received multiple Stop Work Orders after receiving two permits.
      - Lynette Smith states it had to do with previous administration.
      - Fred Musselman asked if he would have to obtain another permit due to having previously paid for two others and having Stop Work Orders placed.
        - Megan Mongosa stated he would have to obtain another permit due to those being expired.
  - Unsafe Building Case #10-23 – 100 E (Farm), Denver
    - Corey Roser states that he and Scott Rivers (owner of Rivers Farms LLC) had come to the agreement to have both hog barns tore down by June 1<sup>st</sup> and the concrete removed by August 31<sup>st</sup>. The other structures will stay up.
    - Bryce Runkle (Scott River's Attorney) – presented his objection to the demolition order issued by Plan Commission Office.
  - Unsafe Building Case #11-23 – 3429 W Honey Tree Ct, Kokomo
    - Jennifer Dempsey (Owner) – She stated she is aware that the mobile home



OFFICE OF  
PLAN COMMISSION

needs demoed. Several people have broken into the mobile home and destroyed the interior per Jennifer. Owner provided pictures of the interior to the board. She does have the title to the mobile home if it needs moved and/or when it gets demoed.

- Unsafe Building Case #12-23 – 10483 S Poplar St, Miami
  - Corey Roser presents the case to the board with pictures to prove the point that the structure is dilapidated and unsafe.
    - Fred Musselman – asked what happens to the estate if Claude and Carolyn are deceased. Steve Downs explained that would be a question when the board decides to demo the structure.
- Brad asks if there is any other public comment regarding any of the unsafe buildings.
  - Hearing no other public comment, Brad requests motion to adjourn public hearing
    - Randy Hileman motions
    - Scarlett Graves 2<sup>nd</sup>
    - All “Aye”
  - Unsafe building public hearing adjourned at 7:09 pm
- Brad calls Plan Commission meeting to order at 7:09 pm
- Steve Downs swears in Tim Alwine as a Plan Commission member
- Roll Call of board members – Megan Mongosa
  - Tim Alwine – **Present**
  - Randy Hileman – **Present**
  - Jeanette Merritt – **Absent**
  - Lynette Smith – **Present**
  - Courtney Schmidt – **Absent**



*OFFICE OF  
PLAN COMMISSION*

- Gregg Wilkinson – ***Present***
  - Jamie Hopper – ***Present***
  - Fred Musselman – ***Present***
  - Scarlett Graves – ***Present***
  - Brad Fruth – ***Present***
- 
- Brad Fruth calls for approval of January’s meeting minutes
    - Scarlett Graves motions
    - Randy Hileman 2<sup>nd</sup>
    - All “Aye”
    - January meeting minutes approved
  - Brad Fruth calls for Monthly Staff Report, Expense Report and Committee Reports – Corey Roser
  - Brad Fruth calls for Committee Report(s)
    - Corey Roser states there are no Committee Reports, however, he does have updates regarding other meeting items.
      - Garden Gate was granted a variance with the state to change the occupancy of their event center
      - Gregg Wilkinson and Corey Roser are working on updating the Stormwater Ordinance
      - Firma failed to pay the \$5,000 penalty, so now Corey will assess a lien on the property
      - Corey Roser stated he was out on inspections in Macy and noticed that they had started work on Harvey Smith’s building. We re-evaluate this case in March.
      - Corey Roser created a Floodplain Permit due to a mobile home being placed in a floodplain without approval from Corey.



OFFICE OF  
PLAN COMMISSION

- Mark and Lacy Page are working on cleaning up the property and haven't obtained their remodel permit due to the weather being so hit and miss.
- Brad Fruth calls for presentation of AGP#247-23 – Reba Horner
  - Megan Mongosa presents Ag Permit to the board.
    - Reba is requesting to build a 672 sq. ft. addition to her existing barn on A-1 zoned land. The addition will be used for stalls for the horses and hay storage. There are no bathrooms or living quarters in the addition.
    - Scarlett Graves motions to approve Ag Permit
    - Randy Hileman 2<sup>nd</sup>
    - All “Aye”
  - AGP#247-23 is approved
- Brad Fruth calls for the presentation of AGP#249-23 – Don Willson
  - Corey Roser presents Ag Permit to the board
    - Don would like to build an 11,520 sq. ft. implement shed to store his agriculture equipment. Improvements that would need to be made would just be electric.
    - Fred Musselman motions to approve Ag Permit
    - Scarlett Graves 2<sup>nd</sup>
    - All “Aye”
  - AGP#249-23 is approved.
- Brad Fruth calls for Unsafe Building Case #09-23 decision
  - Randy Hileman asks Corey Roser what his recommendation would be regarding the building.
    - Corey Roser states his concern is with the existing building and the fact that the sill plate is rotted and there are studs just hanging there.
    - Brad Fruth asks Michael Friedman what an appropriate amount of time



*OFFICE OF  
PLAN COMMISSION*

would be to complete the building.

- Michael states he has to get ahold of Schweetsa Construction and get a quote and he would let Corey or Megan know.
  - Brad Fruth stated that he HAS to stay in contact with the office staff throughout this process.
- 
- Lynette Smith motions for a check-in at 30 days to find a contractor and figure out the schedule of renovations.
    - Scarlett Graves 2<sup>nd</sup>
    - All "Aye"
  - Unsafe Building Case #09-23 will be re-evaluated at the March 8<sup>th</sup> meeting.
  - Brad Fruth calls for Unsafe Building Case #10-23 decision
    - Corey Roser explains again that they came to an agreement to have the structure down by June 1<sup>st</sup> and the concrete removed by August 31<sup>st</sup>.
      - Dawn Vicker (Daughter of Scott Rivers) – Wants to know what makes the building "unsafe". Her husband also states they had called into the office and no one had explained this process to them.
        - Corey Roser read the Indiana Code definition to her and she still seemed confused regarding what makes their buildings unsafe.
      - Mitzy Rivers (Relative of Scott Rivers) – What if there isn't enough time to tear down the buildings and remove the concrete?
        - Brad Fruth states to just communicate with the Plan Commission office regarding any issues they may encounter (weather, etc.)
    - Fred Musselman motions a stay on the order pending progress on the demolition of the buildings
      - Scarlett Graves 2<sup>nd</sup>
      - All "Aye"



*OFFICE OF  
PLAN COMMISSION*

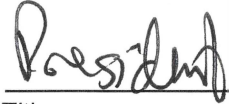
- Unsafe Building Case #10-23 is at a stay until August 2023
- Brad Fruth calls for Unsafe Building Case #11-23 decision
  - Jennifer Dempsey (Owner) – states she has never been in a position like this before and wants to know what she needs to do moving forward.
    - Scarlett Graves motions for a 30-day continuance pending that Jennifer keeps the office staff updated regarding contractor and the work being done.
      - Gregg Wilkinson 2<sup>nd</sup>
      - All “Aye”
  - Unsafe Building Case #11-23 will be re-evaluated at the March 8<sup>th</sup> meeting.
- Brad Fruth calls for Unsafe Building Case #12-23 decision
  - Multiple board members asked if the owners of the property were alive or if they had responded to any of the letters sent to them
    - Jamie Hopper stated Claude used to be his neighbor and he believes both of the owners are deceased.
  - Elaine Anderson – she researched Claude Meyers’ obituary and said he has six surviving children: James Meyers, Gene Meyers, Marshall Meyers, Sharon Warnock, Claudia Pence and Catherine Jones
  - Steve Downs said when the structure has to be demolished/tax sale purposes, the estate will have to be sorted out then.
  - Board members voted and the Unsafe Building Order is affirmed with no civil penalty.
- Brad Fruth calls for public comment regarding meeting
  - No public comment
- Brad Fruth requests motion to adjourn meeting
  - Scarlett Graves motions

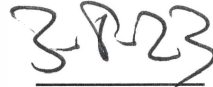


OFFICE OF  
PLAN COMMISSION

- Randy Hileman 2<sup>nd</sup>
- All "Aye"
- Meeting adjourned at 7:55 pm

  
\_\_\_\_\_  
Representative of Miami County Plan Commission

  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name