



Plan Commission - Meeting Minutes

Wednesday, May 10, 2023 | G.A.R. Room of the Miami County Courthouse

Plan Commission President, Brad Fruth, calls the Plan Commission meeting to order at 6:32 pm.

Roll call of board members – Corey Roser

- **Tim Alwine** – *Absent*
- **Randy Hileman** – *Present*
- **Jeanette Merritt** – *Absent*
- **Lynette Smith** – *Present*
- **Jamie Hopper** - *Present*
- **Courtney Schmidt** – *Present*
- **Gregg Wilkinson** – *Present*
- **Fred Musselman** – *Absent*
- **Scarlett Graves** – *Present*
- **Brad Fruth** – *Present*

Brad Fruth calls for approval of April’s meeting minutes

1. Randy Hileman motions, Jamie Hopper 2nd, all “Aye”
 - April meeting minutes approved

Brad Fruth calls for monthly staff report, expense report, and committee reports

2. Corey Roser presents all reports, no committee reports

Brad Fruth calls for Old Business:

3. Corey Roser starts off old business with a report on three Unsafe Building (USB) Cases
 - 1.) Chickens in Residential Zoned Areas
 - a. Jamie Hopper states, from his experience owning ducks, they are very messy and he would like there to be a restriction on ducks in the ordinance if the board were to pass something.
 - b. Scarlett Graves asks if turkeys are included in “fowl”
 - c. Lynette Smith thinks this is a great idea if things are well maintained
 - d. Courtney Schmidt states that it would be good to consider how much work it is to own chickens/fowl and all of the things that come along with owning fowl/farm animals. She does think that it would be fantastic for 4-H projects if they were maintained and well taken care of.
 - e. Brad suggests tabling this until next meeting after there is a little more research done within the office and between board members.
 - 2.) **John Shrock – USB Case #05-22 – 11971 S 100 W, Kokomo, IN 46911**
 - a. **Brenda Shrock**: She states there was heavy equipment being hauled onto the property they left for the meeting and the building should be down this week.
 - 3.) **Harvey Smith – USB Case #06-22 – Harvey Smith c/o Kimberly Minks**
 - a. Lynette Smith suggests proceeding with next steps



- b. Brad Fruth asks Steve if it would be too much to assess a civil penalty towards this case and give them 6 months to complete the project
 - c. Steve Downs stated he needs to review the statutes and he will let the board know at the next meeting.
 - d. Case is tabled until June's meeting
- 4.) **Roger Blackman – USB Case #08-22 – 5039 E 400 S, Peru, IN 46970**
- a. There has been insufficient progress on this property
 - b. Lynette Smith states that if other people can follow the Continuous Enforcement Order and get things done in a timely manner then so can he.
 - c. Scarlett motions to assess a \$5,000 civil penalty to this property
 - i. Lynette Smith 2nd
 - ii. All “aye”
 - iii. Penalty will be assessed and this case will be reviewed again at next meeting
- 5.) **Jennifer Dempsey – USB Case #11-23 – 3429 W Honey Tree Ct, Kokomo, IN 46901**
- a. Jennifer Dempsey notified Corey Roser, PC Administrator, and said she had a demo contractor and applied for her demo permit, but the contractor has 2 more jobs before hers to complete.
 - b. This one will be reviewed at another time.

Brad Fruth calls for New Business:

1. Agriculture Permit:

- **AGP#253-23 – Childers Farms, Inc. – 5669 E St Rd 18, Converse, IN 46919**
 - a. Corey Roser states this permit is for a 10,240 sq. ft. implement shed to store his equipment
 - Scarlett Graves motioned to approve Ag Permit
 - Randy Hileman 2nd
 - All “aye”
 - b. AGP#253-23 is approved.

2. Continuous Enforcement Orders:

- USB Case #14-23 – William Deaton – 400 S Columbia St, Macy, IN 46951
 - i. Scarlett Graves motions to affirm the Continuous Enforcement Order
 - Randy Hileman 2nd
 - Unanimous vote
 - ii. Continuous Enforcement Order affirmed
- USB Case #15-23 – Blake Pence – 3442 W Honey Tree Ct, Kokomo, IN 46901
 - i. Scarlett Graves motions to affirm the Continuous Enforcement Order
 - Randy Hileman 2nd
 - Unanimous vote
 - ii. Continuous Enforcement Order affirmed
- USB Case #16-23 – Scott Royal Smith/Debbie Collins/Dale Shepherd – 205 W Commerce St, Macy, IN 46951
 - i. Scarlett Graves motions to affirm the Continuous Enforcement Order
 - Randy Hileman 2nd



- Unanimous vote
- ii. Continuous Enforcement Order affirmed

Brad Fruth calls for public comment

- No public comment

Brad Fruth calls for motion to adjourn meeting

- Randy Hileman motions
 - Jamie Hopper 2nd
 - All "aye"
 - Meeting adjourned at 8:32 pm

Representative of Miami County Plan Commission

Title

Date

Printed Name