



## Plan Commission - Meeting Minutes

Wednesday, June 14, 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** – *Present*
- **Randy Hileman** – *Present*
- **Jeanette Merritt** – *Absent*
- **Lynette Smith** – *Present*
- **Jamie Hopper** - *Present*
- **Courtney Schmidt** – *Present*
- **Gregg Wilkinson** – *Present*
- **Fred Musselman** – *Present*
- **Scarlett Graves** – *Present*
- **Brad Fruth** – *Present*

Brad Fruth calls for approval of May's meeting minutes

1. Scarlett Graves motions, Randy Hileman 2<sup>nd</sup>, all "Aye"
  - May 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:

- 1.) Chickens in Residential Zoned Areas
  - a. Scarlett Graves asked if Agriculture-zoned areas would be affected.
    - i. Brad Fruth states this is just for Residential areas.
  - b. Jamie Hopper says he would really like to see ducks omitted from the ordinance entirely due to them being so messy. He would also like to see that all these animals being added to the ordinance be required to be kept in a hutch or coop at all times.
  - c. Steve Downs states by the next meeting to have livestock and farm animals defined.
  - d. Brad Fruth states by next meeting there may potentially be a recommendation for an addition to the ordinance.
- 2.) **USB Case #06-22 – Harvey Smith c/o Kimberly Minks**
  - a. Corey Roser said there has been no contact made from Kimberly Minks since the meeting in March 2023. He has spoke to her daughters but hasn't been able to make contact since.
  - b. Due to the USB Demo order not being delivered in a timely manner, the decision for a demolition contractor will be pushed to next meeting.



3.) **USB Case #08-22 – Roger Blackman**

- a. Roger Blackman explained that they have one shipping container coming to fill with the rest of the stuff in the barn and then the barn will be ready to be demolished.
- b. The board asked Roger what has taken so long to make any progress. He has had 8 months to complete this and hasn't made any more progress since May.
- c. The board recommended Roger Blackman to have the building demolished by June 12, 2023 or civil penalties and/or other consequences may occur.
- d. Fred Musselman motions to approve this recommendation, Lynette Smith 2<sup>nd</sup>, all "aye," Randy Hileman "nay"
  - i. On hold until next meeting

4.) **USB Case #16-23 – Dale Shepherd**

- a. Corey Roser explains that Debbie Collins sold the property to Dale Shepherd, the tenant who was previously evicted from the property due to unsafe building conditions. The power is off and no one should be living there, however, work is still being done to the property.
- b. A hearing will be scheduled for July's meeting to demolish the structure.

5.) **USB Case #19-23 – Oran Tucker**

- a. This structure was demolished and cleaned up Tuesday of this week. Oran Tucker notified the office staff.
- b. Case dismissed.

Brad Fruth calls for New Business:

1. Agriculture Permit:

- **AGP#254-23 – Jim & Amber Bradshaw – 3670 W 1200 S, Bunker Hill, IN 46914**
  - a. Corey Roser states this permit is for a 3,072 sq ft pole building for storage of equipment and hay.
    - Fred Musselman motioned to approve Ag Permit, Scarlett Graves 2<sup>nd</sup> ---> All "aye"
  - b. AGP#254-23 is approved.
- **AGP#255-23 – Rolla Trent – 12583 S 700 E, Converse, IN 46919**
  - a. This permit is for a 4,928 sq ft pole building to be used as an agriculture shop. The two buildings located at the build site are already demolished and that will be the location of the pole building.
    - Scarlett Graves motions to approve Ag Permit, Randy Hileman 2<sup>nd</sup> ---> All "aye"
  - b. AGP#255-23 is approved.

2. 2024 Proposed Budget

- Corey Roser explained the increases requested
  - i. Attorney will increase by \$5,000
  - ii. Litigation will increase by \$1,000
  - iii. Cell Phones will increase by \$472
  - iv. Computer will increase by \$100
  - v. Weed Control will increase by \$2,000
  - vi. New Line-Item added – Title Searches for Unsafe Buildings



vii. Demo of Unsafe Buildings – Moved to Commissioner’s Budget

- Randy Hileman motions to approve 2024 budget, Lynette Smith 2<sup>nd</sup> --->  
All “aye”

- 2024 Budget approved

3. Meeting dates for Fee Committee

- July 12, 2023 at 5:30 pm

Brad Fruth calls for public comment

- No public comment

Brad Fruth calls for motion to adjourn meeting

- Jamie Hopper motions
  - Scarlett Graves 2<sup>nd</sup>
  - All “aye”
  - Meeting adjourned at 7:32 pm

  
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 Representative of Miami County Plan Commission

*Sec.*  
 \_\_\_\_\_  
 Title

*7/12/23*  
 \_\_\_\_\_  
 Date

*Keith Musselman*  
 \_\_\_\_\_  
 Printed Name