



Plan Commission - Meeting Minutes

Wednesday, July 12, 2023 | G.A.R. Room of the Miami County Courthouse

Plan Commission President, Brad Fruth, calls the Plan Commission meeting to order at 6:37 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** – Absent
- **Gregg Wilkinson** – Present
- **Fred Musselman** – Present
- **Scarlett Graves** – Absent
- **Brad Fruth** – Absent

Fred Musselman calls for approval of June’s meeting minutes

- Randy Hileman motions, Tim Alwine 2nd, all “Aye”
 - June meeting minutes approved

Fred Musselman calls for monthly staff report, expense report, and committee reports

- Corey Roser presents all reports
- Randy Hileman presents Fee Committee Report
 - Changes will be presented to the Plan Commission for approval in August

Fred Musselman calls for Old Business:

1.) **Chickens in Residential Zoned Areas**

- a. Corey Roser stated that Steve Downs typed up new verbiage for the recommendation of Chickens in residential zoned areas. That will be pushed to August’s meeting.

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

- a. Corey Roser explained that Roger Blackman came into the office approximately two weeks ago and said his demolition contractor was going to start in a week and a half to two weeks. In light of that, Corey Roser explained there has been no change whatsoever in the buildings and no attempt at demolishing the structure.
- b. Randy Hileman motions to issue a \$5,000 civil penalty due to lack of progress.
 - i. Lynette Smith 2nd
 - ii. Motion to issue a civil penalty is passed

3.) **USB Case #14-23 – William Deaton**

- a. Corey Roser explains that the house was demolished, however, the garage had leftover rafters that were damaged in the fire and they would need to be replaced.



- i. William Deaton explained that within the next month he plans to have the old rafters removed and once he gets more funds, he will pay to enclose the garage.
- b. The board sees no issues with this and would like reports every meeting on the progress that has been made or if William Deaton has communicated with the office.

Fred Musselman calls for New Business:

1. Agriculture Permits:

- **AGP#256-23 – Jerry & Kim Hopper – 187 E 900 S, Bunker Hill, IN 46914**
 - a. Megan Mongosa presents the staff report for this permit
 - Jerry & Kim are requesting an agriculture permit to build a 2,112 sq. ft. implement shed to store their agriculture equipment
 - Jamie Hopper is recusing himself from this Ag Permit due to his parents being the ones requesting it
 - Randy Hileman motions to approve agriculture permit
 - Tim Alwine 2nd
 - All “aye”
 - AGP#256-23 is approved.
- **AGP#257-23 – Jerry & Kim Hopper – 345 W 1000 S, Bunker Hill, IN 46914**
 - a. Megan Mongosa presents the staff report for this permit
 - Jerry & Kim are requesting an agriculture permit to build a 1,260 sq. ft. office to run their farming operation.
 - Jamie Hopper is recusing himself from this Ag Permit due to his parents being the ones requesting it
 - Randy Hileman motions to approve agriculture permit
 - Tim Alwine 2nd
 - All “aye”
 - AGP#257-23 is approved.

Fred Musselman calls for public comment

- Corey Roser states that Dale Shepherd is here. Corey asked Steve if he wanted to hear the Unsafe Building presentation at this meeting.
 - Dale Shepherd explained that he bought this house on land contract. He couldn't attend the last meeting because he was incarcerated. Dale stated he wants to rehab the house and has the funds to do so at this point.
 - Steve stated that the Plan Commission does not want to demolish his house and would like to see it rehabbed if at all possible.
 - The board agrees to hear the Unsafe Building Case at August's meeting.
 - Steve Downs states that there doesn't need to be publication or letters sent due to Dale attending this meeting and being informed of the hearing date and time.



Fred Musselman calls for motion to adjourn meeting

- Randy Hileman motions
 - Jamie Hopper 2nd
 - All "aye"
 - Meeting adjourned at 6:59 pm

Representative of Miami County Plan Commission

Title

Date

Printed Name

