



OFFICE OF PLAN COMMISSION

Plan Commission

Wednesday, July 13, 2022, in the G.A.R. Room of the Court House

- Brad Fruth calls Denver public hearing to order at 6:37pm
- Brad Fruth opens the floor to the public for comments or questions
 - Fred Raider
 - Why is it being zoned A-2 when the house has been there since the 1960's?
 - Why are certain houses R-1 and others A-2 when there is a big slope for the ones zoned R-1?
 - Megan Mongosa stated just because there is a house on the parcel doesn't mean it automatically gets zoned R-1. Property Class and Zoning are two different things.
 - Sharon Peppers
 - Stated that her property is surrounded by fields and if they are zoned A-2 they have no intention of farming it.
 - Brad Fruth asks Corey and Megan that due to the discrepancies in where the town sewage is and whether the town was ever incorporated, he would like to revisit the rezoning process at August's meeting.
 - The board members agree.
 - Brad asks for motion to adjourn public hearing.
 - Scarlett Graves motions
 - Fred Musselman 2nd
 - All "Aye"
 - Public Hearing adjourned at 6:54pm
- Brad Fruth calls Plan Commission meeting to order at 6:57pm



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- Roll call of Board Members – by Megan Mongosa
 - Tim Alwine – **Present**
 - Tom Daughtery - **Absent**
 - Randy Hileman - **Absent**
 - Lynette Smith - **Present**
 - Courtney Schmidt; Extension Educator - **Absent**
 - Gregg Wilkinson; County Surveyor - **Present**
 - Bryan Nutt; County Council - **Absent**
 - Fred Musselman; Commissioner & Secretary - **Present**
 - Scarlett Graves; Vice-President - **Present**
 - Brad Fruth; President – **Present**

- Brad Fruth asks for summary of Staff Report for Agriculture Permit #238-22 – Musselman Brothers, Inc.
 - Fred Musselman will be disqualified from hearing or voting for this Agriculture Permit due to his son and daughter-in-law obtaining permit
 - Brad Fruth opens the floor to Kyle Musselman to explain the Agriculture Building further
 - Kyle Musselman explains that this building will connect the two existing buildings and be used for seed and equipment storage.
 - Brad motions to vote on Agriculture Permit
 - Scarlett Graves motions to vote
 - Lynette Smith 2nd
 - All “Aye”
 - Tim Alwine – **Yes**



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- Lynette Smith – **Yes**
- Gregg Wilkinson – **Yes**
- Fred Musselman – ***Disqualified***
- Scarlett Graves – **Yes**
- Brad Fruth – **Yes**
- AGP#238-22 is approved
- Brad Fruth calls for approval of previous meeting minutes
 - Fred Musselman motions
 - Scarlett Graves 2nd
 - All “Aye”
 - Previous meeting minutes approved
- Brad Fruth calls for summary of Staff Report
 - Corey Roser presents Staff Report for June 2022
- Brad Fruth calls for Expense Report
 - Corey Roser presents Expense Report for June 2022
- Brad Fruth calls for Fee Committee Report
 - Corey Roser states that Scarlett Graves was the only one that attended today; they will reconvene at another date to have the other committee members weigh in on the fee schedule.
 - Scarlett Graves did mention that she thinks Plan Commission should add a fee for Developmental Plan Review for the work the office staff does to prepare for the meeting and for the members who have to take time out of their day to attend the meeting.
- Brad Fruth asks for Staff Report for Agriculture Permit #237-22 – Marcus Tishner



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- Megan Mongosa read Staff Report and brought to the Plan Commission's attention whether or not Marcus should have to apply for a Developmental Plan Review
 - Fred Musselman stated he doesn't think that would be necessary because there is still an Agriculture use for the permit
- Brad Fruth calls for motion to approve Agriculture Permit
 - Scarlett Graves motions
 - Fred Musselman 2nd
 - All "Aye"
- AGP#237-22 is approved.
- Corey Roser brought up the need for County Mowers for Grass Violations.
 - Corey Roser stated we have yet to find anyone that is available to mow and asks for suggestions from the board.
- The Town of Denver Recommendation to the Board of Commissioners will be pushed until at minimum August's meeting due to needing to change the Rezoning of specific parcels.
- Brad Fruth wants to push the "Animals in Residential Zoned Districts" until next meeting.
- Brad Fruth opens the floor for any further public comments
 - The public was curious if they would be notified of the next meeting and how they would be notified. They also would like the definitions of the zoning districts.
- Brad calls to adjourn meeting.
 - Scarlett Graves motions
 - Fred Musselman 2nd
 - All "Aye"
- Meeting adjourned at 7:24pm.



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Bradley Fruth

[Bradley Fruth \(Aug 12, 2022 09:18 EDT\)](#)

Representative of Miami County Plan Commission

President

Title

8/10/2022

Date

Bradley Fruth

Printed Name