

Miami County Plan Commission
Wednesday, August 12, 2020, in the G A R Room of the Court House

- Meeting called to order at 7:00 by Larry West, President;

Roll call of Board Members

Larry West, President
Brad Fruth, Vice-President
Lynette Smith, Secretary
Ralph Duckwall
Randy Hileman,
Gregg Wilkinson
Corey Roser, Absent
Tim Alwine, Absent
Scarlett Graves, Absent

Miami County Attorney, Stephen Downs

- Larry West asked for the approval for the June minutes, motioned to approve by Randy Hileman, 2nd by Brad Fruth. All ayes.
- Larry West asked for update on personnel. Mary Kay McKinney stated that the Plan Commission office is looking to change some things.
- Mary Kay McKinney gave the monthly report.
 - Mary Kay McKinney stated that as of September 1st, the Plan Commission will enforce Miami County's Zoning Ordinance, which prohibits the construction of a residential dwelling on a parcel fewer than 10 acres in a district that is zoned A-1 agricultural. A variance will be required to obtain a permit to do so.
 - Larry West asked Mary Kay McKinney if the Plan Commission Office has turned over Mark Elrod's property to the lawyer. Mary Kay McKinney replied with yes, Elrod's will be getting turned over to the lawyer.
 - Mary Kay McKinney reported that Miami County has a new state inspector, Michael Gearhart.
 - The Peru Tribune is now only running on Wednesday's and Saturday's. Steve Downs said that for variances, the legal notice has to be ran 10 days before the meeting or the variance can't happen during the Board of Zoning Appeals meeting.
 - Ron Dausch, the Building Commissioner of Peru is willing to give Miami County back the 2-mile jurisdiction. The Plan Commission Office needs to get a signed documentation from Miles Hewitt stating that The City of Peru is okay with giving the 2-mile jurisdiction back.
 - The Plan Commission Office is getting that some of the county's zoning done on Elevate doesn't match the city zoning. Steve Downs stated that Peru should subject to Peru Zoning. The county doesn't have any district over the cities zoning.
 - There's a house off Airport Highway and Sycamore Rd that burnt, and they are living in campers. Mary Kay McKinney gave them 30 days for a "plan of action". Kyle Johnson, Miami County inspector and Mary Kay Mckinney went out and knocked on their camper and they wouldn't answer but heard them talking, so Mary Kay McKinney condemned the house because she questions if its livable. Larry West said that Mary Kay McKinney needed to work with the Health Department, Lisa Ford on this matter. The Health Department and fire fighters were supposed to come and meet Mary Kay McKinney and Kyle Johnson and no one showed up.

- Mary Kay McKinney is meeting with Jim Tidd about the BLIGHT Program. The BLIGHT Program is grants to tear down buildings but can't be built on for a year after doing so.
 - Michael Friedman is the property in Macy that has been an ongoing process of building for 4-5 years now to try to make the building up to code. Mary Kay McKinney stated that there hasn't been hardly any improvement at all. The Plan Commission Office has put a stop work order on the building and he takes off everything that the Plan Commission Office has put on the building. He will only deal with the office through letters because he says he can't hear. The Plan Commission Office has it as an unsafe building. Mary Kay McKinney will be getting with Steve Downs to discuss this property.
 - Mary Kay McKinney is also going to discuss abandoned and condemned houses with Steve Downs and get guidance on those also.
 - Mary Kay McKinney asked about Taylour Stewart working over some to straighten up some things in the office and to reorganize. Taylour works 28 hours now a week and Mary Kay McKinney is asking if Taylour can work 32 hours a week. Larry West said as long as it stays under full-time and if the money is there in the budget.
 - The Plan Commission Office is working on new construction fees for the Ordinance for this year.
 - Larry West stated that the resolution adopting a policy is to allow participation at meetings of the Plan Commission by electronic communication. Motioned by Ralph Duckwall, 2nd by Randy Hileman. Resolution 8-12-2020. All ayes.
- Larry West asked for the motion to adjourn at 7:34 pm. Randy Hileman motioned to adjourn, 2nd by Brad Fruth. All ayes.

Larry West
 Representative of Miami County Plan Commission

President PC
 Title

9/9/20
 Date

Larry West
 Printed Name