



OFFICE OF PLAN COMMISSION

Plan Commission

Wednesday, October 12, 2022, in the G.A.R. Room of the Court House

- Scarlett Graves calls Donita Conner Rezoning Public Hearing to order at 6:30 pm
 - Margie Rice is representing Donita Conner.
 - There is no public comment or questions
 - Scarlett Graves asks for motion to dismiss Donita Conner Rezoning Public Hearing.
 - Randy Hileman motions
 - Tim Alwine 2nd
 - All "Aye"
 - Donita Conner Rezoning Public Hearing adjourned at 6:31 pm.
- Scarlett Graves calls Denver Rezoning Public hearing to order at 6:31 pm.
 - There is no public comment or questions
 - Scarlett Graves asks for motion to adjourn Denver Rezoning Public Hearing
 - Randy Hileman motions
 - Tim Alwine 2nd
 - All "Aye"
 - Denver Rezoning Public Hearing adjourned at 6:31 pm.
- Scarlett Graves calls Unsafe Buildings Hearings to order at 6:32 pm
 - Donna Shepherd would like to request to cancel any order to demolish or rehab the property so the county doesn't have to assume the cost for demolition. She stated since purchasing at tax sale, they have a year until they can take possession of the property and start any work on it. She also stated that what would another 12 months do with the condition that the house is in now.



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- Susan (next door neighbor to Cox's house) states property is dangerous as it sits and there are always tons of trespassers. She said there is nothing left to rehab.
- Mark Frantz, County Attorney, told the Shepherds to talk to him about potentially gaining possession of the property sooner than the 12-month redemption period.
- Elaine Anderson asked what the guidelines for progress being made on an unsafe building?
 - Mark answered that it is set by the state. They typically give 30-60 days and the board can modify to extend the period for rehabbing or demoing the property.
- Scarlett Graves asks for motion to dismiss Churchill and Anne Cox Unsafe Building hearing
 - Randy Hileman motions
 - Tim Alwine 2nd
 - All "Aye"
- Churchill and Anne Cox Unsafe Building Public Hearing adjourned at 6:42 pm
- Scarlett Graves calls Miami School Unsafe Building Public Hearing to order at 6:42 pm
 - Mark and Lacy Page explain everything they've done to the building so far. This includes dropping the roof so it's safer to work inside the building. He also states he doesn't think having it fully rehabbed in 60 days is feasible with the weather coming, or financially. Lacy stated they have rehabbed the play equipment and aren't sure what they want to do with the building when it is fully rehabbed.
 - No other public comment or questions
 - Scarlett Graves asks for motion to adjourn public hearing.
 - Fred motions



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- Randy Hileman 2nd
- All “Aye”
- Miami School Unsafe Building Public Hearing adjourned at 6:46 pm.
- Scarlett Graves calls the Plan Commission meeting to order at 6:46 pm
- Roll call of Board Members – by Megan Mongosa
 - Tim Alwine – **Present**
 - Randy Hileman – **Present**
 - Jeanette Merritt - **Absent**
 - Lynette Smith - **Present**
 - Courtney Schmidt; Extension Educator - **Absent**
 - Gregg Wilkinson; County Surveyor - **Present**
 - Bryan Nutt; County Council - **Present**
 - Fred Musselman; Commissioner & Secretary - **Present**
 - Scarlett Graves; Vice-President - **Present**
 - Brad Fruth; President – **Absent**
- Scarlett Graves calls for approval of September meeting minutes
 - Randy Hileman motions
 - Fred Musselman 2nd
 - All “Aye”
 - September meeting minutes approved
- Scarlett Graves calls for summary of Staff Report
 - Corey Roser presents Staff Report for September 2022
- Scarlett Graves calls for Expense Report
 - Corey Roser presents Expense Report for September 2022



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- Scarlett Graves presents the Fire Department Notices for Phil Lane and Jackson and Erin Barnett
- Scarlett Graves calls for the presentation of Agriculture Permit #243-22 – Scott and Kathy Exmeyer
 - Scarlett Graves asks if the applicants are present
 - Not seeing any, Scarlett asks for motion to approve AGP#243-22
 - Tim Alwine motions
 - Randy Hileman 2nd
 - All “Aye”
 - AGP#243-22 is approved.
- Margie Rice is representing Donita Conner to rezone her parcels
 - There is a total of 5 parcels they are wanting rezoned
 - Tim motions to recommend to Board of Commissioners
 - Randy Hileman 2nd
 - All “Aye”
 - Donita Conner rezoning will be recommended to the Commissioners
- Corey Roser presents the Town of Denver Potential Rezone Map
 - Randy Hileman asks why there is a random R-3 parcel in the northern part of Denver.
 - Megan Mongosa explains that it was zoned that way when the Plan Commission Office looks at the map on Elevate; the office isn’t sure when or why it was zoned that way.
 - Scarlett Graves asks for motion to recommend to the Board of Commissioners
 - Randy Hileman motions



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- Tim Alwine 2nd
- All "Aye"
- Denver Rezone will be recommended to the Board of Commissioners
- Corey Roser presents Churchill and Anne Cox Unsafe Building
 - After presentation, Scarlett Graves asked the Shepherds when they intend to rehab or demo the property once they are able to take possession of it.
 - The Shepherds state they would start cleaning it out immediately (weather dependent) and go from there.
 - Board members were given ballots to vote on the Unsafe Building Order after hearing the presentation.
 - Mark Frantz totaled the ballots and read the decision.
 - The board voted to affirm the Unsafe Building Order with no additional civil penalties
- Corey Roser presents Miami School, Mark and Lacy Page Unsafe Building
 - After presentation, Scarlett Graves asked Mark and Lacy Page what they have done to improve the property and building.
 - Mark answered that he dropped the roof to make it safer to work inside, maintained outside of property, sealed off building to prevent anyone from getting inside and getting hurt, and Lacy said they repainted the playground equipment.
 - Randy Hileman stated he would like to see a fence around the whole property to try to prevent people from trespassing.
 - Mark Page said that was his goal within the next 2 months, along with cleaning the inside of the property up as quickly as possible.



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- Board members were given ballots to vote on the Unsafe Building Order after hearing the presentation.
 - Mark Frantz totaled the ballots and read the decision
 - The board voted to affirm the order, but with modifications. The board voted to give the Pages 60 days to show improvement on the building.
- Mark Frantz addresses the Continuous Enforcement Order for Swanson's Denver Tavern.
 - This order is just reviewing the decision that the board made in August's meeting stating this building is unsafe.
 - Randy Hileman motions to approve Continuous Enforcement Order
 - Bryan Nutt 2nd
 - All "Aye"
 - Continuous Enforcement Order for Swanson's Denver Tavern is approved
- Scarlett Graves asks if there is any public comment regarding the meeting
 - No public comment
- Scarlett Graves requests motion to adjourn Plan Commission Meeting
 - Randy Hileman motions
 - Bryan Nutt 2nd
 - All "Aye"
- Meeting adjourned at 8:02 pm.



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Representative of Miami County Plan Commission

President

Title

11/9/22

Date

Brad Faith

Printed Name

