

PLAN COMMISSION

JULY 21, 2007 7:00PM

MEMBERS PRESENT: Dan Manus, Tom Hunter, Larry Bower, Gary Herbert, Roy Middendorf, Glenn Tebbe.

Larry opened the meeting. The minutes were mailed to the members before the meeting. The minutes for May 17, 2007 are corrected as follows: Item 2, sentence four, Leon Nobel should read Leon Nobbe. Paragraph six; add to the last sentence, "giving a certificate of safety by the city engineer". Minutes were approved as corrected.

Item 1. Tom Kremer, requesting permits for six model homes for Winchester Park Subdivision over the next 30 days. Mr. Kremer passed out a construction schedule. Gloria Parras, real estate agent, passed out a handout comparing Batesville and Greensburg housing market for the housing values that will be in Winchester Park. Contractors for the projects passed out home booklets to the board.

The April 17, 2007 meeting as part of the final plat approval: 1. Marc recommended different inlets with upsize of pipe. Piping needs upsizing in case of heavy rainfall and additional inlets maybe needed. 2. Sidewalks are up to the plan commission. 3. Backfill edge of street asking for barriers. Jeff Smith, Wastewater Superintend and Ralph Land, Street Superintend, feel that the board should follow the ordinance. As of this date Kathy Reynolds, Plan Director, stated that the sewer department said the lines have been tested and questioned two manholes. Mr. Kremer, report that the infrastructure is in, and if the two manholes needed new rings they would do that at final grading of the streets. Kathy reported that the water and bacteria testing is at the lab. Mr. Kremer report that the final grading would be completed in a week. Steve Taylor, city attorney, asked Mr. Kremer if he had resolved the connection fees at the water office. Mr. Kremer had not paid the impact fees (availability fees) because of confusion at the water office wanting him to pay the builders fees also. Mr. Kremer will pay impact fees at the water office tomorrow. Glenn made the motion to allow up to six building permits over the next 30 days while waiting sewer and water test results and all fees are paid, all sewer questions resolved, and final road grade is approved. Roy seconded. Vote taken by role: Glenn yes, Tom yes, Gary yes, Roy yes, Larry yes, Dan yes. Motion carried.

Item 2. Michael Champion, Sandcreek Subdivision, is requesting six permits for model homes. Kathy reported that all department heads are satisfied. Gary made a motion for six building permits over the next 30 days are issued. Dan seconded. Vote taken by role: Glenn yes, Tom yes, Gary yes, Roy yes, Larry yes, Dan yes. Motion carried.

Item 3. Kathy received a letter from Don Wickens, attorney representing Phillip Jackson. Existing property at the old Kocolene property that now has a Fastnal warehouse and tobacco store has not resolved the drainage issues which are causing erosion on Mr. Jackson's property. Kathy has contacted the engineer for the project. The existing plan for drainage had not worked and he was working on another plan. A letter from Marc Rape, engineer for the city, was distributed to the board. A discussion took place between the board members, Kathy Reynolds and Steve Taylor. Glen made a motion to send a certified letter indicating to the property owner to execute by the next plan commission meeting the progress or demonstrate completion of the drainage. Roy seconded. Vote taken by role: Glenn yes, Tom yes, Gary yes, Roy yes, Larry yes, Dan yes. Motion carried.

Steve Taylor, city attorney, updated the board on the condemnation hearing for the Johnson building. The owner consented and right now the city is securing quotes for demolition. There are environmental issues because of tanks that are underground under the building and there could be asbestos issues. There is money for the demolition. After demolition Steve will take to the judge for reimbursement.

Roy made a motion to adjourn. All ayes.

Meeting adjourned at 8:43pm.

President

Secretary