

## PLAN COMMISSION

**MARCH 17, 2009 7:30 PM**

**MEMBERS PRESENT:** Bruce Bockover, Ron Roszell, Herb Hunter, Roy Middendorf, Jamie Cain.

President Herb Hunter called the meeting to order.

**ITEM 1:** The property located at 222 N Anderson St, owned by Shannon Claybrook. The board members received a packet before the meeting with pictures of the property and all documentation that has been sent to Mr. Claybrook. Mr. Claybrook has been written up in 2006 for junk and weeds and has been sent unsafe building order. He applied for a building permit in September 2007. Bids were taken to have the house demolished but the previous administration stopped the action. Mr. Claybrook addressed the board and apologizes for not attending to the matter. He explained his history with the property. He informed the board he is being deployed in October and wants to get the matter resolved by then. He is trying to get financing to rebuild but if he can't get the financing then he will have the structure demolish. The site had been grandfathered in since it sits on half a city lot. Bruce said he had been on the property numerous times cleaning the property. Bruce also stated that the property had been over grown with weeds.

Theresa Schwering adjacent property owner said she has had her privacy fence damaged. There are rodents and animals that are on the property. She has had a realtor tell her, her property value has gone down.

Karen Koors, neighbor has lived there two years and has personally chased kids off the property. She said teenagers party there all night. She now has mice and rats.

The Mayor expressed concerned that if Mr. Claybrook tore the house down then he could not rebuild.

Lynne Wells, board member, sent an email expressing her opinion that the structure should be torn down. Lynne could not attend the meeting.

A discussion took place among board members. The board informed Mr. Claybrook that he would need a variance from the BZA and he should get with Kathy to get on the agenda. Roy made a motion to grant until next meeting to acquire financing and to apply to BZ and to maintain the property. Jamie seconded. Vote taken by row: Bruce yes, Ron yes, Herb yes, Roy yes, Jamie yes.

**ITEM 2:** Travis Neal addressed the board explaining the alteration they want to execute to the site plan. Herb talked to Kathy Reynolds, Plan Director, and there are no issues with this alteration. Scott Chasteen said Travis has already adhered to the fire codes. Travis also informed the board that they would be short two parking spaces according to the ordinance. Bruce told Travis he would want to put a right turn only sign up and to asked INDOT if they would to it. Roy made a motion to accept the alterations. Jamie seconded. Vote taken by row: Bruce yes, Ron yes, Herb yes, Roy yes, Jamie yes. Motion carried.

Meeting adjourned at 8:23pm.

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President

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Secretary