

PLAN COMMISSION

AUGUST 12, 2012 7:30 PM

MEMBERS PRESENT: Kevin Fleetwood, Roy Middendorf, Tom Hunter, Glenn Tebbe, Blake OMara, John Hedinger. Glenn informed the board that Bruce Bockover called him before the meeting and said he had oral work done and was unavailable.

Glenn Tebbe, President, called the meeting to order. The minutes were distributed before the meeting. There was one correction Item 3 of the minutes Chris Stephen the City Attorney was misspelled. Roy made a motion to accept the minutes as corrected. John seconded. All ayes.

ITEM I: The Family Dollar site plan was distributed to the Commission members. Gary Murray, city engineer, reviewed the plan. No one was present from the Family Dollar per the city engineer. The Family Dollar will need a variance for parking because they are increasing the size of the building. However, there will be no additional sales floor. Roy made a comment he has been at the store on numerous occasions and the parking lot has never been close to full. There is a lot of foot traffic per Gary Murray. Sarah Green, a member of the public, asked if another business goes in after the Family Dollar would leave would there be enough parking for that business. Glenn explained that would be the concern of whoever bought the building. Because the Board of Zoning Appeals will have to approve a variance prior to Commission approval, the site plan was tabled until next meeting.

ITEM II: Sign ordinance discussion took place. Gary Murray addressed the board and brought a draft of the ordinance. Gary explained some of the highlights. Roy explained about electronic signs. Shawn Green, Green Signs, gave the board a copy of the sign ordinance proposal that he has written. Glenn asked Shawn questions for clarification on his proposal. The board reviewed part of the ordinance and Shawn's proposal and asked question of Shawn and Gary Murray. The Mayor wanted to express that he has concerns about signs along Highway 421 west. Gary Murray also passed out an article about Carmel. He also informed the board Carmel has a very good sign ordinance. The Commission will study the proposed ordinances and bring back recommendations. The Commission will review the ordinances more at the next meeting.

ITEM III: Gary Murray gave a report on the unsafe buildings in the city. A list of the properties and there status was distributed to the Commission. Gary said the Decatur Hotel has been boarded up and sealed and a meeting with Isaac Larrison reported he has filled for a development grant. Chris Stephen, City Attorney, gave an update on the property at 606 N. East St. Chris will give a timeline at the next plan commission meeting. Gary also mentioned an unsafe structure on S. Ireland belonging to Earl Lemons, who gave a 60 day time frame to clean the property.

Meeting Adjourned at 8:39PM.

President

Secretary