

## **PLAN COMMISSION**

**May 21, 2013 7:30 PM**

**MEMBERS PRESENT:** Blake O'Mara, John Hedinger, Roy Middendorf, Bruce Bockover, Glenn Tebbe, Kevin Fleetwood.

Glenn Tebbe, President, called the meeting to order. Verbal role call was taken with all members present except Tom Hunter. Corrected minutes were distributed before the meeting and were approved as submitted.

Glenn noted that a late addition of attorney Frank Hamilton to the agenda would be added. Roy moved to accept the addition which was seconded By John. Frank asked for an amendment to 1999-15 ordinance to add automatic pool covers to be acceptable in the same way as a fence around pools. This change would eliminate the requirement of a fence where automatic covers were used. Bruce Holmes of Auto Pool Covers stated he has never been brought to court as a representative of the company regarding problems with automatic pool covers. Automatic pool covers must have power and cannot be operated manually if power fails. Customer is accountable should there be a problem of liability if the cover is not operable. He also stated that state code was amended in 2012 to add automatic pool covers. Six packets were distributed to the board for review. Matt Miller of Raft to Rafters also vocalized support. He said they have installed many automatic pool covers in Decatur County as well as surrounding counties many times in place of fences with no problems. Decatur County does not require fences around pools.

After questions and much discussion by commission members, Glenn said the decision will be tabled for more research until next meeting on June 18, 2013.

There was much discussion about the submitted unsafe building report. Glenn and other board members thought it should have more info and be sent monthly even on months with no APC meetings. Glenn asked how we could avoid building collapse like the recent collapse of downtown building at 127 West Main which was not on the unsafe building list. Rick Pleak, present owner of the building, had plans to correct problem according to his engineering report. Fire Chief Scott Chasteen indicated the building condition had been addressed years ago. Glenn asked the board to think as to how the notification to the owners of unsafe buildings can have more

teeth and be more definitive in requiring them to respond. He also asked if the structural studies be required when doing cosmetic improvements on downtown buildings. Should there be a comprehensive plan or study of the downtown building? There was discussion of the topics but no answers at this time.

Chris Stephan said that he has contacted the purchaser of the unsafe building at 606 N. East and notified them that they must reply as to what they intend to do with it by 6/7/13 or the city will take action to raze it. .

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Meeting was adjourned by President Glenn Tebbe at 8:40 PM

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President

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Secretary