

MINUTES
WALTON PLAN COMMISSION
Monday November 7, 2011

President, Mac Martin called the meeting to order at 6:00 PM in the Walton Town Hall.

ROLL CALL:

Members present: Rick Lee, Mac Martin, Becky Tocco, Mike Robison, Dick Case, Pam Grant and Patti Raderstorf.

Member absent: Steve Williams and Arlan Bookwalter.

Staff present: Arin Shaver

Public in attendance: Michelle Hardy and Tim Percy.

ACTION ON MINUTES:

Rick Lee made a motion to approve the October 3, 2011 minutes. Pam Grant seconded the motion and all were in favor.

PUBLIC HEARING:

#11-02 Non-commercial Vehicles: Arin Shaver explained that issues in the past have arisen regarding junk yards as compared to property owners having vehicles on their property. Mrs. Shaver explained that the county has classified the number of vehicles allowed along with the following issues:

- Definition: Noncommercial Vehicle Repair: Any single-family dwelling that repairs, stores, maintains or restores motorized vehicles, including but not limited to cars, trucks, RV's, motorcycles, ATV's, lawnmowers and boats, outside as an accessory and/or incidental use to the primary use of the property. Such use would include any motorized vehicles that are inoperable and/or have outdated plates or registration except for agricultural machinery. All noncommercial vehicle repairs must follow Section 514 of the Ordinance. (Not to include junk yard)
- Noncommercial vehicle repair is for single family dwellings that repair and maintains vehicles. Motorized vehicles that are inoperable and/or with outdated plates, but not agricultural machinery.
- Use is allowed in zones Agricultural, Suburban and Neighborhood Residential
- Section 5 of zoning ordinance: No repair will be allowed for compensation, as a business
- Less than 1 acres allows 3 vehicles
- More than 1 acres allows 5 vehicles
- Screening requirements for more than 2 motorized vehicles
- No more than 2 vehicles may be actively repaired outdoors at any one time

The members discussed putting a time limit on storage of vehicles. Mrs. Shaver stated that when property owners are taken through the unsafe building process, there would be at least a 30 day time frame and this board can also put time frames on each case, individually.

The Commission added the standard - no vehicles within the town limits of Walton.

Mrs. Shaver explained that the zoning ordinance sets the uses and their standards but if an ordinance is desired, a town code may be established by the Town Council.

Rick Lee made a motion to send a favorable recommendation the Town Council for the non-commercial vehicle amendment along with the addition of no vehicles within Walton. Patti Raderstorf seconded the motion and all were in favor.

#11-03 Fee Schedule: Mrs. Shaver explained the addition of \$15 to the fees for petitions going to the Plan Commission and Board of Zoning Appeals due to the State requirement that written commitments be recorded. Mrs. Shaver stated that fees for telecommunication permits were also added to the fee schedule. Mrs. Shaver suggested possibly raising fees for petitions to the Board of Zoning Appeals, no action was taken.

Pam Grant made a motion to approve the presented fees schedule. Patti Raderstorf seconded the motion, all were in favor.

REPORTS:

ILP:

No Improvement location permits were applied for in October, 2011.

OLD BUSINESS:

Bylaw revisions:

Mrs. Shaver asked for questions or comments of the presented bylaw changes, there were none. Pam Grant made a motion to approve the revisions. Rick Lee seconded the motion, all were in favor.

Unsafe Building Updates:

- 500 Davis: The property owners have fixed most major issues and continue to work with the planning staff and Health Department.
- 200 Davis: This property was damaged by fire and there is a current investigation, Mrs. Shaver and the town's attorney suggested not to proceed until the investigation is completed. Plan Commission members agreed.

NEW BUSINESS:

Unsafe Properties: Mrs. Shaver explained the unsafe building process as follows: send an order to property owners listing violations; Plan Commission reviews the order; Plan Commission agrees or denies order; Plan Commission may issue a fine or clean up plan.

1. 304 Church Street:

- Holes in structure
- Debris on property
- Structure not secured

Michelle Hardy stated that she is selling the property on contract and the new owner is going to demolish the structure but does not know when it may be completed.

Mike Robison made a motion to clear the order and revisit the situation in the spring, March 2012. Patti Raderstorf second the motion and all were in favor.

2. 107 High Street:

- Assessor structure damaged
- Accumulation of debris

Tim Piercy explained that he is cleaning up the property. Mike Robison made a motion to re-visit this case and bring forward to the next meeting. Mrs. Grant seconded the motion and all were in favor.

3. 614 Carol Drive:

- RV camper home needs to be removed

Mrs. Shaver stated she went to the site and the RV camper has been removed. Mike Robison made a motion to clear the order, Dick Case seconded and all were in favor.

101 S. Main Street: Mr. Robison requested this site to be reviewed as unsafe. Mrs. Shaver stated that staff will investigate.

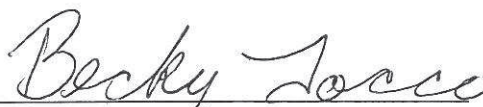
PUBLIC IN ATTENANCE:

None.

There was no further business to be brought before the Commission; the meeting was adjourned at 6:51PM, November 7, 2011.



Mac Martin, President



Becky Tocco, Secretary



Peggy Dillon, Recording Secretary