

**MINUTES**  
**WALTON PLAN COMMISSION**  
**Monday August 6, 2018**

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

**ROLL CALL:**

Members present: Mike Robison, Mac Martin, Dick Case, Vincent Beeson, and Patti Raderstorf

Member absent: Steve Williams and 2 members to be appointed

Staff present: Arin Shaver, Eric Servin and Peggy Dillon

Public in attendance: See sign in sheet

**ELECTION OF OFFICERS:**

Mr. Robison motioned to retain the current slate of officers. Mr. Case seconded motion to retain the officers. All members were in favor; the slate of officers will be as follows: President, Mac Martin; Vice President, Vincent Beeson; Secretary, Patti Raderstorf.

**ACTION ON MINUTES:**

Minutes of October 2, 2017 were presented. Mrs. Raderstorf motioned to approve as presented. Mr. Beeson seconded the motion and all were in favor.

**PUBLIC HEARING:**

None.

**REPORTS:**

4<sup>th</sup> Quarter Report ILP 2017 and 1<sup>st</sup> & 2<sup>nd</sup> Quarter Reports ILP 2018 were reported with no questions asked.

Restaurant at 106 N. Main St.:

Mrs. Shaver explained that the new restaurant at 106 N. Main St. had called about new signage; it is being reviewed at this time.

Inspection of 114 Depot St.:

Mrs. Shaver stated that Mr. Koppe has inspected the building. Mr. Case stated that this address is wrong because he owns the building next to this business and his address is 114 Depot St.

Mrs. Shaver stated that staff will make corrections. Mrs. Shaver explained the following:

- The roof has problems
- The back door needs to be secured

Mrs. Shaver stated the letter sent to the owner asks for action before the October meeting.

**OLD BUSINESS:**

Unsafe Property:

None

**NEW BUSINESS:**

Zoning Ordinance possible amendments:

Joint Land Use Study:

Mrs. Shaver explained the Joint Land Use Study (JLUS) as follows:

- JLUS study is for the area around the Grissom Air Reserve Base
- The purpose is to protect and preserve Grissom
- Cass County has adopted an overlay in this area creating standards and processes to monitor activity
- Cass County wishes to adopt the JLUS into the Comprehensive Plan

- Walton and the Fringe is in the outer conical area of Grissom
- Walton Zoning Ordinance could prohibit certain developments/uses that would hinder flight patterns such as landfills; wind towers; very tall buildings
- These developments could be required to go through the Walton Board of Zoning Appeals for a Special Exception approval
- Anything that will cause dust; glare; bird hazard or electronic interference would be reviewed
- If the JLUS is adopted into the Comprehensive Plan, Walton would show support for the protection of Grissom Air Reserve Base
- This could be adopted into the Comprehensive Plan and later Walton could adopt something into the zoning ordinance

Mr. Robison motioned to adopt the JLUS into the Comprehensive Plan, the Commission was in agreement. Mrs. Shaver stated that a public hearing will be held for this in the future.

Signage:

Mrs. Shaver explained signage cannot be regulated by content but is regulated by the type of sign; pole, building, monument, etc. Mrs. Shaver questioned whether the Commission wishes to amend the signage regulations and stated the following concerns:

- Temporary signage – opinion and political
- Regulations based on the use of the sign vs. type of signage

A discussion followed and the Commission agreed that changes are not needed for signage regulations.

Community Center:

Mrs. Shaver asked that when the new Community Center is being built, please send the plans to the Planning Staff for review.

Unsafe Properties:

200 Church St.: Kitchen floor falling in; tree growing in house; porch falling down  
 101 Engler Rd: Windows busted out; Tin roof falling in

There was no further business to be brought before the Board; the meeting was adjourned at 6:50PM August 6, 2018.

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WPC Officer

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WPC Officer

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Recording Secretary