

MINUTES
WALTON PLAN COMMISSION
Monday June 3, 2019

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

ROLL CALL:

Members present: Mac Martin, Dick Case, Vincent Beeson, Mike Robison, Susie Pitcock and Brian Ayers

Member absent: Steve Williams, Elizabeth Eurit and 1 member to be appointed

Staff present: Arin Shaver, Eric Servin and Peggy Dillon

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of April 1, 2019 were presented. Mr. Case motioned to approve the minutes as presented. Mr. Beeson seconded the motion and all were in favor.

PUBLIC HEARING:

Rezone: A petition to change the current zone of IN, Industrial to CB, Community Business. The location of the rezone is south of 101 Engler Rd., Walton, IN.

Mrs. Shaver explained the location and gave the following information:

- Property in on the south side of Walton
- Uses in the area: to the south is industrial; to the north is less intense uses with residences and a repair shop; to the east is the railroad and farm land; to the west is suburban residential across the highway
- CB district is to provide areas for general business
- Comprehensive Plan Future Land Use Map has designated this area to be commercial
- CB areas are designated to provide orderly growth – other CB areas are more densely populated; there is less impact at this location
- This area will not encroach on prime agricultural land
- A Commercial area will separate industrial from residential areas
- Overall property values should not be affected by the rezone
- Commitments recommended by staff:
 - All lights by full-cut off and foot-candles not extend off the site
 - Parking spaces facing US highway 35 be screened
 - Sidewalks be provided along US highway 35 connecting future sidewalks to the development's front door

A discussion of the sidewalks followed with comments as follows:

- Mr. Rick Lee stated the Town should not put in sidewalks unless there is a business
- Mrs. Shaver suggested that the town put in sidewalks to the corner of the site and the developer finish the sidewalk to the development front door

Christy Householder, Economic Development Director, stated the town on Walton has wanted a retailer for several years and now has that opportunity. Mrs. Householder stated that at this time the ground work is being laid out and she would like to talk to the company and discuss the project; the normal requirements and the process to make sure they are prepared for this development.

Mrs. Shaver explained that at this time, there should be some requirements for the developer concerning sidewalks and lighting due to the safety issue. Mr. Robinson stated that the town will work with the developer.

Spencer O'Dell, 4664 Campus Dr. 49008, representing the development, stated that lighting is not an issue, they will have the lighting cut off at the property lines; they have no problem with screening along Highway 35 and they will work with the town of Walton to provide a safe route and access to the front door of the development.

Mrs. Shaver stated it is important to have a safe connection from the property line to the development.

A discussion followed concerning the staff proposed commitments. The commitments of approval were read:

1. That all lights be full-cut off and foot candles not extend off the site. If parking spaces face US 35, they be screened as to not project into or across the highway.
2. The developer work with the Town of Walton to provide safe access to the development front door.

The petitioner agreed to these commitments.

Mr. Robison motioned to approve these commitments of approval. Mr. Case seconded the motion and all were in favor.

Mr. Martin asked for further questions from the Commission, there were none.

Mr. Martin asked for questions or comments from the public, there were none.

Mr. Case motioned to approve this petition. Mr. Beeson seconded the motion and all were in favor to approve Rezone Resolution #19-01.

The findings of fact were completed.

REPORTS: None

OLD BUSINESS:

Unsafe Property:

114 Depot St. - Kepner:

Mrs. Shaver explained that the roof has been repaired; the doors, overhang and walk in do need some repair but is not bad.

Mr. Robison remembered that the owner had stated he would clean it up and then put it up for sale.

Mr. Beeson stated he wishes to keep this property active and would like to see a plan of action. Mr. Beeson motioned to send a letter requesting a plan and time line and to re-inspect this property on June 26th and bring back to the July 1, 2019 meeting. Mr. Ayers seconded the motion and all were in favor.

207 S. Main St. – Madrigal

Mrs. Shaver explained that the windows are boarded up and the outside of the house doesn't look bad. Mrs. Shaver asked for questions or comments. A discussion of possible directions to proceed followed. Mr. Ayers motioned to request the owner to present a plan of action to this Commission by the next meeting, July 1, 2019.

Mr. Robison seconded the motion and all were in favor.

301 Church St. – Eaton:

Mrs. Shaver explained there has been no changes to this property and no contact with the owners. Mr. Martin stated that the owner was going to sell the property and questioned whether it has been sold.

Mrs. Shaver stated that ownership can be checked at the Court House and if there is a new owner the staff will send out a new letter explaining the issues. Mr. Robison motioned that if the property is under new ownership, a new letter will be sent out for the July meeting and if has not been sold; owner needs to bring a plan with a time line to the July 1st meeting.

Mr. Beeson seconded the motion and all were in favor.

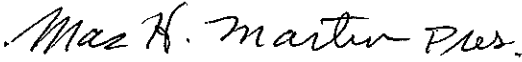
NEW BUSINESS:

None

PUBLIC IN ATTENDANCE:

None.

There was no further business to be brought before the Board; the meeting was adjourned at 6:41PM June 3, 2019.



WPC Officer



WPC Officer



Recording Secretary