

REGIONAL PLANNING COMMISSION MEETING

October 16, 2017

7PM

CALL TO ORDER

Mr. Don Wells brought the meeting to order with the following members present: Mr. Gary Fischer, Mr. Dane Shryock, Mr. Curtis Lee, Mr. Fred Wachtel, Mr. Steve Lonsinger, Mrs. Brandy Burchett, Mr. Larry Stahl, Mr. Bruce Lowery, Mr. Charles Hathaway, Mr. Justin Thompson, Mrs. Brenda Davis, Mr. Ron Lusk, Mr. Donald Dean Shroyer, Mr. Paul Schonauer, Mr. James Schumaker, Mr. John Gallwitz, Mr. Richard Border Sr., Mr. Brian Albertson, and Mr. David Dilly. Also present was Miss Valerie Shaw and Mr. Alan Donaker.

PUBLIC COMMENT

None.

MINUTES – FULL BOARD

Mr. Wells presented the minutes of the last full board meeting dated September 18, 2017. Mr. Lusk made a motion, seconded by Mrs. Burchett to approve the minutes as presented. All vote aye. The motion carried.

SEPTEMBER BILLS

Mr. Wells reviewed the expenses and receipts for the month of September 2017. Mr. Shryock made a motion, seconded by Mr. Shroyer to accept the Monthly expense report as presented. All vote Aye. The motion carried.

OLD BUSINESS

None.

NEW BUSINESS

Hostetler Farm Subdivision

The Hostetler Farm Subdivision is a 12 lot subdivision located in Adams Township on the East side of SR 751. Three tracts are less than 5 acres and there are no public improvements. Mr. Wachtel stated that the subdivision was sent out to the reviewing agencies on October 6th, but the Health Department review has not yet been logged. Mr. Lonsinger explained that they have looked it over and there should be no problem with the approval. Mr. Stahl asked if this property was going to auction soon. Mr. Wachtel said he believed it to be going to auction in November. Mr. Donaker asked why it didn't get sent out to the reviewing agencies when the fees were paid. Mr. Wachtel explained this is part of the process that needs reviewed and discussed. Mr. Lonsinger made a motion, seconded by Mr. Lusk to approve the Subdivision contingent upon the health department report approval. Mr. Don Wells called for a roll call vote. All vote yea. The motion carried. The Hostetler Farm Subdivision stood approved.

Review of CCRPC Website

Mr. Wachtel advised the members to go look at the Regional Planning website if they ever have questions. He explained this is where all the regulations, forms, and information pertinent to Regional Planning is located. He also stated they may add a frequently asked question page at a later date. There is an excel spreadsheet log which keeps track of where each split is in the process as well as a copy of the scanned Approval packet once it has been finalized.

Review of Private Road Subdivision Approval Process/Operational Guidance

Mr. Wachtel explained that there are some questions regarding administering fees. Normally, you have a preliminary meeting so ideas fit in with regulations. You would have a sketch plan, a preliminary plan, and then a final plan. As it has been done previously, the fees are paid when the sketch is dropped off. He explained that on projects that have no public improvement this makes sense. However, the Regional Planning Regulations say that the fees are not collected until the final plan. Mr. Donaker explained that in the past once the sketch is submitted and fees are paid, it goes out to the reviewing agencies. Mr. Wachtel stated he is fine with continuing the process as it has been done in the past even though that's not how the regulations read as long as the Full Board agrees. Mr. Schonauer said he feels the Executive Committee should look at it and decide. Mr. Schonauer made a motion, seconded by Mr. Stahl to take the decision to the Executive Committee. All vote aye, except Mr. Shroyer who voted No. The motion carried.

Transfer to Adjoiner Splits

Mr. Wachtel stated they have come across issues with non-conforming pieces of property. Occasionally they see tax or bank foreclosures where adjoiner-only pieces were not originally included. Mrs. Burchett explained that because of the way the mortgage is written with only certain pieces the bank will not go back and add the other piece to the mortgage. Mr. Wachtel explained he would like a consistent process. Mrs. Burchett said the banks cannot attach to a piece of property that didn't have a title search done on it and say it was included when it wasn't. Mr. Donaker explained that normally the adjoiner only splits are done because of encroachment issues.

Other Business

Mr. Stahl stated it would be nice if the Subdivisions and other agenda items could be sent out prior to the Full Board meeting so members could see and review what is being discussed/ voted on before arriving to the meeting.

Adjourn

At 7:40 p.m. Mr. Lusk moved to adjourn, seconded by Mr. Albertson. All vote aye. The meeting stood adjourned.