

MINUTES
WALTON PLAN COMMISSION
Tuesday July 7, 2014

President Mac Martin called the meeting to order at 6:00 PM in the Walton Town Hall, 100 S. Depot.

ROLL CALL:

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

Member absent: Jessica Zehring, Steve Williams and, one member to be appointed.

Staff present: Arin Shaver

Public in attendance: None in attendance

ACTION ON MINUTES:

Rick Lee made a motion to approve the minutes as presented of March 3, 2014. Mike Robison seconded the motion and all were in favor.

PUBLIC HEARING:

Resolution #14-01 Floodplain:

Mrs. Shaver explained the following changes to the floodplain ordinance:

- Changes to the floodplain maps
- Giving additional authority to Floodplain Administrator
- Language and maps will have final approval from the State on September 3, 2014

Mr. Lee motioned to approve these amendments. Dick Case seconded the motion and all were in favor.

Resolution #14-02 Various Amendments:

Mrs. Shaver explained the following proposed amendments:

ACCESSORY APARTMENTS:

- Accessory apartments may be contained in an owner occupied single family dwelling or a commercial property
- Commercial property may contain multiple dwelling units
- Apartment in commercial property: not allowed on street level; minimum of 500 sq. ft.; 120 sq. ft. for additional room
- New apartments allowed only in structures built prior to this ordinance

ACCESSORY STRUCTURE HEIGHT:

- Not to exceed height of primary structure or 24 feet

AWNINGS:

- Allowing for awnings in TC Town Central & CB, Community Business Districts
- Regulations of materials
- Maximum project over sidewalk; 4 ft.
- 50% may be used as a sign
- Minimum clearance of 7ft. above grade

CONFINED FEED:

- Allowed in AG, Agricultural district as a Special Exception

ILP TIMEFRAME & AG STRUCTURES:

- An Improvement Location Permit (ILP) will be required for agricultural structures
- Stating in the zoning ordinance that ILP requirements are in the Developer's Guidebook
- 10 years limit for those ILP applications that are not finished; meeting the standards of the ordinance that were in place at the time application was applied for

NON-CONFORMING USES DEFINITION:

- Regulating uses and structures that have not been enforced but have existed before the ordinance, 1995, or since January 1, 2000, or was granted a variance

OFF- STREET PARKING:

- Parking requirements may be waived by Zoning Administrator for uses within a block in which:
 - By no more than 25% or 50% for businesses within TC District
 - At least half or more of the area is occupied by businesses or industrial structures

SIDEWALK CAFES:

- Café must meet ADA accessibility standards Titles 2 and 3
- Eliminate the restriction of outdoor music or entertainment

Mrs. Shaver asked for questions from the Commission or the public, there were none.

Mr. Case motioned to approve these amendments. Mr. Lee seconded the motion and all were in favor.

Resolution #14-03 Fee Schedule:

Mrs. Shaver explained the changes to the Fees for ILP's:

- Accessory structures on skids - \$20
- Moving accessory structures on skids - \$10
- Residential, public/semi-public & AG use structures - \$10
- Commercial or Industrial structures - \$50
- Adding \$15 to record commitments

Discussion of the fee schedule followed noting the following:

- Remodeling does not require a permit
- These fees are much lower than the Cass County or Logansport fees

Mrs. Shaver stated that she will provide the members with the fee schedules for the county and Logansport for comparison.

Mrs. Shaver asked for further questions from the Commission or the public, there were none.

Mr. Lee motioned to continue the Fee Schedule until the next meeting. Mr. Case seconded the motion and all were in favor.

REPORTS:

ILP: (April May June)

Mrs. Shaver presented the Improvement Location Permits, no questions were asked.

OLD BUSINESS:

None:

NEW BUSINESS:

Bylaw Revisions:

Mrs Shaver explained the following changes:

- Written Commitments – eliminate the requirements and reference state code
- Plat Committee must have 3 or 5 committee members and the majority decision is by a majority of entire committee
- Development Plan Review Committee must have a majority decision of entire committee

Mrs. Shaver stated this is for review and the vote will be during the next meeting.

There was no further business to be brought before the Commission; the meeting was adjourned at 6:40 PM July 7, 2014.

WPC Official

WPC Official

Peggy Dillon, Recording Secretary