

MINUTES  
WALTON PLAN COMMISSION  
Monday May 1, 2023

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

ROLL CALL:

Members present: Brian Ayers, Vincent Beeson, Mac Martin, Karen Lank, Melanie Kelly, Christina Fischer, Chandler Eurit and Ron Eurit

Member absent: None

Staff present: Jamey Harper, Ashley Rowe, Ralph Koppe and Arin Shaver

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of April 3, 2023 were presented. Mr. Beeson motioned to approve as presented.

Ms. Kelly seconded the motion and all were in favor.

PUBLIC HEARING: None

REPORTS: Safe

Mrs. Shaver stated she just wanted to let the Board know that when we get a call or complaint on a property what we typically do in the county is we will send Mr. Koppe out to check out the property and if he feels that it is safe he will do a report and then the Board will determine if they want to keep it safe or take it through the process. That way the Board knows about calls that we get and then you can determine if you want to take it through the process or not.

110 S High St, Wilfrido Madrigal

Mr. Koppe stated what he found on this property is it is unsafe at this point, there is skirting around the trailer that is missing, there is a front door that needs to be replaced, there are a couple windows, one is boarded up and there is one window missing, on the back side of the trailer there is a window cracked. The porch steps on the south side are rotted they need to be replaced. As far as the structure of the trailer it doesn't look bad itself, other than the things I've mentioned, but at this point I would say that it is unsafe it needs to be secure. Mr. Martin asked if it is inhabited now? Mr. Koppe stated no it didn't look like it to him. Mrs. Shaver stated if the Board feels like with that information you would rather them go through the process to make sure they do fix those few things we will just send out the letter, or if you feel like just keeping an eye on it for now we would consider it safe. If the Board wants to get those things fixed then we would take it through the unsafe process, because the property owner hasn't been notified yet. Mr. Ayers asked the Board what their suggestions are? Mr. Beeson stated that yes, we need to send it through the process.

Mr. Martin motioned to take this property through the process, which it would be the June 5<sup>th</sup> meeting, re-inspect on May 31<sup>st</sup>. Mr. Beeson seconded the motion and all were in favor.

107 N High St, Piercy

Mr. Koppe stated the pictures that you have are the older pictures, I took new ones but for some reason they didn't come through. The property hasn't changed much other than the snow, he does have a broken window on the south side of the house and there are some roof issues that are going to get worse. Mr. Koppe stated he doesn't feel like there will be a lot of changes made on this property going through the process. Mr. Koppe stated it didn't appear to be unsafe it's just unsightly. Mr. Martin asked is there a rodent problem with all of the cans on the property? Mr. Koppe stated he went around property and didn't see rodents. Mr. Koppe stated so this one would be a Board decision; this property has been this way for a very long time. Mr. Beeson asked if the window that is broke has anything covering it? Mr. Koppe stated he has a piece of tape over it at this point, but if he could get that window fixed or cover it that would fix that problem. Mr. Beeson stated we have always

had a problem with him about the cans. Mr. Ayers asked the Board what their thoughts were about this property? Mrs. Shaver stated if the Board wants to just keep an eye on this property or if you want to take it through the process we can do that. Mr. Beeson stated it's not really unsafe just unsightly. Mrs. Shaver stated if that's the case we can just keep it in our system and as we inspect stuff we can keep an eye on it to make sure it doesn't get worse. Mrs. Shaver stated the Board can always bring it back if it become worse. Mr. Ayers stated we will just keep an eye on it to make sure it doesn't get any worse.

OLD BUSINESS: Unsafe

208 Church St – Indrye, LLC

Mrs. Shaver stated just to let the Board know, Mr. Musselman met with them initially and he has a further inspection on May 9<sup>th</sup>. She doesn't know how the Health Department's process goes, but obviously there is an on sight visit and an interior visit. She thought that it was all in the same but he has an interior visit scheduled for May 9<sup>th</sup> to look internally. On our end just to remind you we could go to court to get access into the structure, but if the Health Dept. goes in and determines it's an issue it would be a faster process. Once Mr. Musselman goes to look at the inside of the property we will know more. Mr. Ayers asked the audience if there was anyone here to represent this property? Bryan Doty stated that he is the property manager for this property. Mr. Doty stated that he didn't know that the Health Dept. had already been there, they had called him. Mr. Doty stated that the owner has been in the process of evicting them, they have to be out by May 17<sup>th</sup>. Eric Williams is the neighbor of 208 Church Street, he stated that Mr. Musselman came to his property which is 207 Church Street instead of 208 Church Street. Mrs. Shaver stated maybe it was the initial call and now they have a meeting on May 9<sup>th</sup> that is just what his email stated, so she is not sure. Mr. Beeson asked Mr. Williams if the Health Dept. went to your house thinking it was 208 Church St? Mr. Williams stated yes, he went to his property. Mr. Ayers stated to Mr. Doty that he drove by today and the property had not been mowed or weed wacked yet. Mr. Doty stated the owner is telling him to stay away from the property until they are moved out. Mr. R. Eurit asked Mr. Doty what his plan is when the renters have moved out? Mr. Doty stated he is supposed to mow the property and clean it out. Mr. Ayers stated then you are supposed to inspect the inside once they move out. Mr. Doty stated he's not going to lie he is sure its not going to be in good condition. Mr. Williams stated he had some concerns with this property, random people showing up at his house all hours of the night to do drug deals, there are children in the home with no adult supervision, the ages of the children are 10, 13 and 17. Mr. Ayers stated if they are going to inspect on May 9<sup>th</sup> we need to pretty much go from there. Mrs. Shaver stated if they are going to evict on May 17<sup>th</sup> the Board can send this on to next month, the property manager can come back and say I fixed X, Y and Z and then we can hopefully clear it from there. Mr. Koppe stated at this point everything is on the inside, they have done everything on the outside that we have asked them to do.

Miss Kelly motioned to extend this property 30-days, which would be the June 5<sup>th</sup> meeting, re-inspect on May 31<sup>st</sup>. Mr. R. Eurit seconded the motion and all were in favor

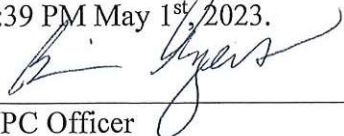
NEW BUSINESS: None

FLOOR WAS OPEN TO THE PUBLIC: Eric Williams, 207 Church St, stated the same concerns as previously mentioned.

PUBLIC IN ATTENDANCE: See sign in sheet

ADJOURNMENT:

There was no further business to be brought before the Board. The meeting was adjourned at 6:39 PM May 1<sup>st</sup>, 2023.

  
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WPC Officer

  
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WPC Officer

  
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Ashley Rowe, Recording Secretary