

MINUTES
WALTON PLAN COMMISSION
Monday June 5, 2023

Vice President Vincent Beeson 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 and Ron Eurit

Member absent: Christina Fischer, Chandler Eurit

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of May 1, 2023 were presented. Mr. Martin motioned to approve as presented.

Mr. R. Eurit seconded the motion and all were in favor.

PUBLIC HEARING: None

REPORTS: None

OLD BUSINESS: Unsafe

208 Church Street, Indyre, LLC

Mrs. Shaver stated the Mr. Doty the property manager stated that the renters have been evicted from the property. The yard has been mowed, it doesn't look like a drug house anymore, the windows are cleaned off so you can see in the house. Mr. Doty stated that they have cleaned the inside of the house, new kitchen sink and they only have one room that needs linoleum laid. Mr. Doty asked the Board if they were wanting to still see the inside? Mrs. Shaver asked Mr. Doty if Dan Musselman had gone to look at the house? Mr. Doty stated he knew he was supposed to along with Child Protective Services, but at that time he wasn't allowed on the property. Mr. Doty is not sure if Mr. Musselman made it to the property. Mrs. Shaver stated from our last meeting we wanted a plan of action, we knew they were going to be out by this meeting, it sounds like Mr. Doty is taking care of everything. Mrs. Shaver asked the Board are you wanting to have Mr. Koppe go look at the inside of the house? Mr. Koppe stated that when he was there taking the pictures he looked inside the windows and it looked like they were moving pretty good on the inside. Mrs. Shaver asked the Board if they would like to clear it off the list or wait until he is completely done with the inside? Mr. Beeson asked Mr. Doty what time frame is he looking at being done? Mr. Doty stated that it will be done by the next Friday, he is just waiting on the linoleum to be delivered. Mrs. Shaver asked if there was anything else that Mr. Koppe wanted fixed on the outside? Mr. Koppe stated no they have done everything that he has asked them to fix. Mr. Martin asked Mr. Doty if this property is going to be rentable again? Mr. Doty stated the owner will either rent it or sell it, Mr. Doty doesn't have anything to do with that process. Mrs. Shaver stated so the Board needs to decide if you want to vote to take it off the list or wait another 30-days to see when it's completed. Mr. Martin stated they are moving on it so he recommends they take them off the list, so Mr. Martin made a motion to remove them from our list, Ms Lank seconded the motion. Mrs. Shaver stated that we have 5 members on the Board, so the 5 members have to vote the same way for it to be approved. Mrs. Rowe did a role call to get it approved or denied, Vincent Beeson – approved, Ron Eurit – Denied, Mac Martin – approved, Karen Lank – approved, Melanie Kelly – approved. Mrs. Shaver stated that this was not an official vote since there were not 5 votes. Mr. R. Eurit made a motion that the Board give them another 30 days, which would be the July 10th meeting reinspect on July 5th, Miss Kelly seconded. Mrs. Rowe did a role call to get it approved or denied. Vincent Beeson – denied, Ron Eurit – approved, Mac Martin – approved, Karen Lank – denied, Melanie Kelly – approved. Mrs. Shaver stated since this vote was official either we can wait for Mr. Ayers to get to the meeting to cast his vote.

Mr. Beeson motioned to give Mrs. Hellman 60-days to fix the issues and clean up the porch, which it would be the June 5th meeting, re-inspect on May 31st. If not completed by the next meeting date the Board will assess a \$1,000 fine. Ms. Lank seconded the motion and all were in favor.

108 S High St - Madrigal

Mr. Koppe stated that Ralph as of our last meeting nothing has been done to this property, there is a window facing the north that is broken that needs replaced and just general clean up. Mr. Beeson asked if anyone was living in the trailer? Mr. Koppe stated no, there isn't anyone living there. Mrs. Shaver asked if there was anyone present to represent this property, there was no one present. Mrs. Shaver stated typical action that you can do is bring it back in 30-days or 60-days and you can assess a fine if it's not done in the time frame the Board gives him. Mr. Beeson stated so we need to make a motion to do either the 30-days or 60-days? Mrs. Shaver stated that typically what this Board has done is if they aren't moving on the cleanup you have given them 30-days with a possible fine. This Board is a little more proactive then the county usually gives them 60-days, so if the Board wants to do the 30-days that would be the July 10th meeting, reinspect on July 5th. Typically, the Board usually give a possible \$1,000 fine if the owner isn't cleaning up the property by that time frame. Mr. Beeson stated in his opinion it has been an eye sore for some time now, and obviously they aren't moving on this.

Mr. Martin made the motion to give them 30-days to clean up the property with a possible \$1,000 fine, which would be the July 10th meeting, reinspect on July 5th. Mr. R. Eurit seconded the motion and all were in favor.

503 Davis St. – Jackson

Mr. Koppe stated this property has gotten worse since our last meeting, it appears that they haven't tried to fix anything it's starting to fall apart. Mrs. Hellman was present for this property. Mrs. Hellman stated that they were not notified about the last meeting, they got the letter in the mail 2 weeks after the meeting. Nothing was brought up at the last meeting about the porch. Mrs. Hellman stated she brought up the whole simple fact that I had clutter on my porch, clutter was gone. Mr. Koppe stated that we talked about the boards being raised up. Mrs. Shaver stated that Mr. and Mrs. Hellman were not at the meeting last month when all of the conversation was mentioned. Mrs. Shaver stated at the May meeting is when it was brought up about the boards on the porch needing fixed and the siding on the house needing fixed. Mrs. Hellman expresses that she was at the last meeting, which the Board told her she was not at the May meeting. Mrs. Hellman had her opinion that included some bad language, Mr. Beeson stated that she needed to watch her language. Mr. Beeson stated that your porch has unsafe conditions and that is what the Board is looking at, this is what the Board on the Planning Commission are here for. Mr. Hellman stated that he has family coming down in 2 months and it will be fixed then. Mrs. Shaver stated the letter was sent out April 28th, I don't know when you received it, just so the Board knows. Mrs. Shaver stated that in the April minutes it looks like all that was talking about the property was Mr. Jackson. Eric Williams, 207 Church Street spoke and stated the Mr. & Mrs. Hellman were at the May meeting. Mrs. Shaver stated typically the Board just wants to see movement, then they can give you additional days. It's the problem that usually comes up is that they don't see movement. Mrs. Shaver stated if the Board just wants to state that the porch steps need repaired, porch structure needs repaired, missing siding on the house needs put back up and as well as only the grill and outdoor furniture be on the porch. If the Board wants to give them an additional 30-days which would be the July 10th meeting, if its not cleaned up by that meeting there will be a possible \$1,000 fine that was determined at that April meeting according to our minutes, that way it will give them an additional 30-days since there was some confusion. Mr. Beeson asked the Board if there were any remarks, none was given. Mr. Martin asked the owners if they have a contractor? Mrs. Hellman stated that her nephew that lives in Michigan is willing to come work on the problems.

Ms. Lank stated he would make a motion to give them 60-days which would be the August 7th meeting, reinspect on July 26th with a possible \$1,000 fine if the work is not completed. Mr. Martin seconded the motion and all were in favor.

503 May St – Madrigal

Mr. Beeson stated that they live across the street from me and they have made great improvement, they got the refrigerator taken care of and it looks great. Mr. Koppe stated he has done well on getting things done, they only thing he saw was someone broke the front door. Mr. Madrigal stated the cops had broke the front door when the previous tenants lived there, Mr. Madrigal stated he was going to put a new lock on the door. Mr. Koppe stated that other than that issue he has done a fantastic job on the property. Mr. Beeson asked what other stuff he needs to do to finish up? Mr. Madrigal stated that he still needs to finish the roof and paint the kitchen cabinets. Mr. Beeson asked about the chimney, why there was a tarp on there, if there was a leak? Mr. Madrigal stated that the cap cracked on top, he just needs to chisel and replace the cap on top. Mrs. Shaver asked the Board what they would want to do, if they want to clear it off the list or give them another 30-days? Mr. Beeson stated that he believes we can just clear it off the list. Miss Kelly made the motion to clear this property off the list. Mr. R. Eurit seconded the motion and all were in favor.

208 Church St – Indyre, LLC

Mr. Beeson stated we need to return to this property since Mr. Ayers is here we need to make another vote. Mrs. Shaver stated the discussion was on 208 Church St. they informed us that everything has been cleaned up and fixed other than the linoleum in one of the rooms which should be done by next Friday. Some of the Board wanted to clear this property from the list and some that wanted to give them an additional 30-days. The Board didn't have enough people to make an official vote either way. If someone wants to make a motion for this one again so we can vote again. Mr. Beeson stated that for the record Brian Ayers is here for the meeting. Mr. Ayers asked if this is the one that were evicted? Mr. Doty stated yes, they are gone. Mrs. Shaver stated that the other question was if the Board wanted to have Mr. Koppe go check the inside of the property, we typically don't check the inside. Mr. Koppe stated that when he went to do the inspection that he looked in the windows and everything looked great. Mr. Martin made the motion to clear it off the list, Ms. Lank seconded the motion. Mrs. Rowe did a role call to get an approval or denial. Melanie Kelly – approved, Karen Lank – approved, Mac Martin – approved, Ron Eurit – denied, Vincent Beeson – approved, Brian Ayers – approved. Motion passes that the property be cleared off of the list. Mrs. Shaver asked if the Board had anything else for us, this is all we have on the agenda.

NEW BUSINESS: None

FLOOR WAS OPEN TO THE PUBLIC: None


PUBLIC IN ATTENDANCE: See sign in sheet

ADJOURNMENT:

There was no further business to be brought before the Board. The meeting was adjourned at 6:25 PM, 2023.



WPC Officer



WPC Officer



Ashley Rowe, Recording Secretary

