

TOWN OF HUDSON

115 PARSONAGE STREET HUDSON, IN 46747 (260) 587-9500 Planning Commission Mtg.
Date: 7-23-2015

Pres. Mann called to order at 6:30 pm. T. Helmkamp not present.

Motion by Mann, 2nd by Kope to approve minutes of 6/4/15 with correction to M. Phillips name.
Approved.

1. Town of Hudson

Scoreboard sign- ref. electrical wiring- exposed wire needs to be covered and hard wired into a junction box. Need to put a lockout cap on plug temporarily to prevent possible injuries. Ref. Chapter 11, pg. 438-439, and section 21 #12 pg. 448. Kope to check with J. Wagler ref Little League to pay for ILP charge. Motion by Mann, 2nd by Dawson to approve ILP 152015.

2. Jeff Brunt ILP 142015

Intends building house on 3rd street. Set backs look ok per Mann and will not cover more than 30% of property. Motion by Mann to approved ILP 142015 for garage and house with caveat that Mr. Brunt verifies the boundaries of his property ref. East and West boundary lines. He will still need to obtain a Steuben County permit. 2nd by Westafer. Approved.

3. Mann ILP 132015

Installation of tv antenna at 401 Parsonage. 3 sections and top totaling 34.5 ft. height, and will be installed by King's antenna. Motion by Westafer to approve, 2nd by Dawson. Approved.

4. Mann ILP 122015

Deck on back of David and Mandy's home. 8' x 16' deck will be attached to the house. County permit is required. Motion by Westafer, 2nd by Dawson to approve ILP for deck. Approved.

5. Mann ILP 112015

Unimproved property on Smathers Street. Install 8 x 10' shed, and 24 x 30' garage. Address 704 Smathers. Mann to double check if needed with a gravel drive? Motion by Westafer, 2nd by Kope to approve for shed and garage. Approved. To obtain Steuben County permit.

6. ILP 102015

Return for drawing. Tabled.

7. Need **informative letter to go with ILP's** that explains the process and that they cannot begin work until the entire process is approved including County permits if required. Motion by Kope, 2nd by Dawson to create letter. Approved.

8. Hudson U. B. Church

Zonker St. locate was done. 21" storm sewer north of the fence in street easement. Suggest storm drain at that location . BZA variance for other issues. Section 10:55e. BZA meeting to follow next month's Plan Commission meeting to expedite variance approval for the U.B.C. Motion by Mann, 2nd by Westafer to review ILP and address UBC variances at next Plan Comm mtg, followed by BZA review at 7 pm.

9. Hudson Industries

Jim Knost representing Hudson Industries regarding ILP 162015 to expand parking lot. Motion by Mann, 2nd by Dawson to approve as long as ILP doesn't dispute drawing. Approved. Letter of recommendation to Hudson BZA and County as well to approve variance for Hudson Industries (L.P. Investments) to grant easement relief of 25'. Motion by Mann, 2nd by Dawson to give letter. Approved.

10. **Darrel Brandenburg** was sent letter by Plan Commission regarding barn building in street right of way. No response.

11. TIF area zoning

I-1 needs to be changed to I-2. Need to investigate. Who establishes zoning areas, who can make changes to zoning, what effect will zoning change have on taxes? Mann to check with Dave Koenig of SCEDC ref. changing zoning.

12. Mast-Fender fence

Mann to draft letter of 'gentlemen's agreement' between Andy Mast and Terry Fender requesting that they come to the clerk's office to sign the original document, which can then be notarize and if either doesn't want to sign, issue reverts to original ILP demands for T. Fender. Motion by Mann, 2nd by Westafer to send letter to both parties. Approved.

13. Angie Williams Comprehensive Animal Plan

Bought chicks pre-ban, has documentation to prove it. They intend to fence in area so will be free range chickens. 12 chickens at present- layers. Motion by Mann, 2nd by Westafer to approve with caveat that coop and grazing area placement is within set bakcs. Mann to check Angola Farmer's Market re. what is required to be able to see home grown eggs?

Assignment: read parking area improvement type, lighted signs not to exceed 1 square foot, tents, tabled review until August meeting, ref. garage sale signs not being removed in a timely manner.

Motion by Mann, 2nd by Westafer to adjourn at 8:38 pm. Approved.

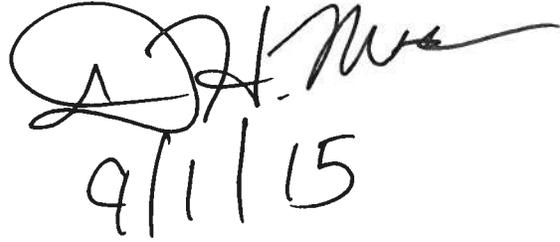
Minutes prepared by: Marlene Smith

Quick meeting 7/28/15 following Town Council meeting.

Present were: Todd Helmkamp, David Mann, Steven Clouse, Phil Dawson, Kathy Kope, Melissa Westafer, Marlene Smith

Mann called to order @ 7:10 pm. Discussion ref. Mike Musser ILP 172015 at 202 W. Wabash Ave. They wish to remodel area of the north porch and enclose it for a pantry. Motion by Mann, 2nds by Kope to approve as per drawing. Approved.

Motion by Dawson, 2nd by Westafer to adjourn at 7:15 pm. Approved.



A handwritten signature in black ink, appearing to be 'D. Dawson', is written above the date '9/1/15'. The signature is cursive and somewhat stylized.

Hudson Planning Commission

Agenda: July 23, 2015

Call the meeting to Order

Pledge of Allegiance

Reading and Acceptance of the Old Minutes

Old Business:

1. Hudson Zoning Ordinance Compliance.
 - a. Review ILP requests
 - b. Determine Recommendation on ILP Requests.
 - c. Review Violation's of past ILP requests/ Non-Compliance
 - d. Determine Next Step for Non-Compliant Recipients
2. Letter to Darrel Brandenburg, 728 Smathers St.
3. Comprehensive Animal Plan: Angie Williams
4. Old Business not discussed yet.

New Business

1. Review of first half of Zoning Ordinances
2. Changing a District Classification in the Industrial Park
3. Open Floor.
4. Next Planning Commission meeting: August ____, 2015, 6:30 p.m.

May 21, 2015

Darrel Brandenburg
728 Smathers Street
Hudson, IN 46747

Re: Ownership of Unattached Building on North Street Easement

Darrel,

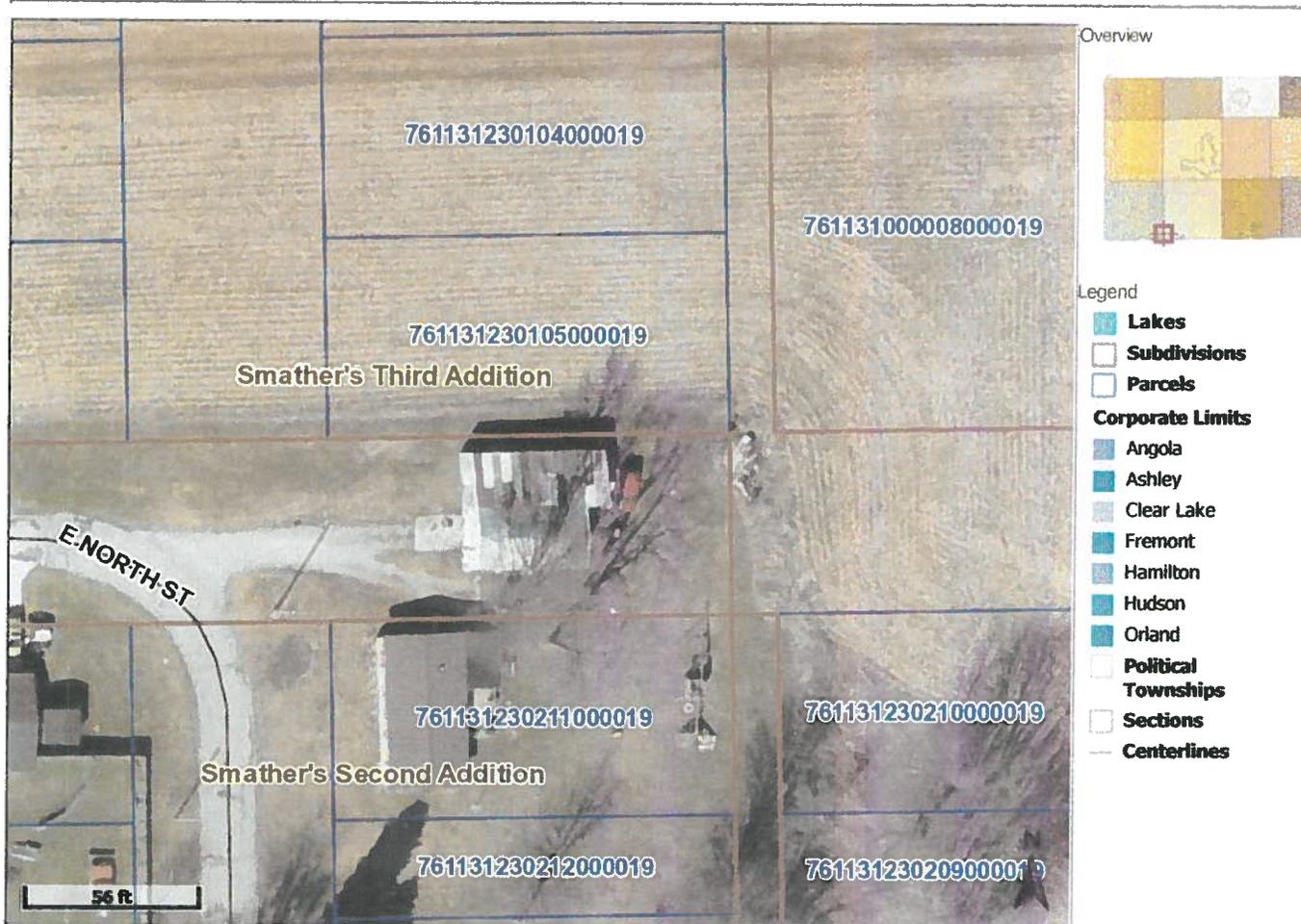
The Hudson Planning Commission is in the process of reviewing the towns Plat and Zoning Map. During this reviewing process, it has been determined an unattached building, north of the house at 728 Smathers Street, is on the Town of Hudson's North Street easement. A map has been enclosed with this letter detailing the building in question.

The Hudson Planning Commission is unsure what you were told when you purchased the property at 728 Smathers Street. The Town of Hudson has found no records, to date, recording the purchase, or transfer of ownership of this easement to any surrounding properties. The Hudson Planning Commission is requesting, within the next 60 days, documentation that proves this structure is lawfully yours. If you have any questions, please submit your questions, in writing, to the Hudson Clerk / Treasurer during normal business hours. Please reference this letter in all written correspondence and / or submitted questions.

President of the Planning Commission

David H. Mann

enclosure



Parcel ID	76113123022000019	Alternate ID	11-31-230-220.000-40	Owner Address	Bowman Delbert H Jr & Gloria J
Sec/Twp/Rng	31-36-13	Class	Res- Land for another parcel		705 Smathers St P O Box 112
Property Address	705 N SMATHERS ST Hudson	Acreeage	n/a		Hudson, IN 46747
District	HUDSONSTEUB-CORP				
Brief Tax Description	040-00135-00 SMATHERS 2ND N 10' LOT 17				
	(Note: Not to be used on legal documents)				

Last Data Upload: 3/11/2015 3:28:45 AM

The information on this page was collected from several sources. Steuben County assumes no legal responsibility for the information contained on this map. Users noting errors or omissions are encouraged to contact the Steuben County GIS Department. Address information contained in the Parcel Report may not be accurate. Please use the address information in the Transportation Layers. See full disclaimer for more information.

Agreement of Understanding

Per the conversation that took place on May 20, 2015 between Andy Mast, Terry Fender, and David Mann of the Hudson Planning Commission, at the common property boundary between Andy and Terry, the following gentleman's agreement was discussed:

Terry Fender's fence, that exists on the north boarder of Terry Fender's property, and shared by Andy Mast's south boarder, stands where it is currently found. Upon the transfer of ownership of any of the properties, that Terry Fender's fence currently exists upon, a survey will be required to be conducted by the new property owner, and submitted to the Hudson Plan Commission. If Terry Fender's fence is found, by survey, to be located on another property, other than Terry's current properties, then the fence will be moved at the expense of Terry Fender, who installed the current fence.

Agreement Acceptance

Andy Mast

Date

Terry Fender

Date

Andy Mast
Terry Fender

5/20/15

4



Gentlemen's Agreement -

Fence on north
boarder stands
where it is. Upon
property ownership
being transferred,
each property will
be surveyed.

Agreed to by both
in David H. Marks
present's presence.

* - 123' : Found survey pin

Marlene Smith

From: David Mann <handymann7@gmail.com>
Sent: Saturday, July 25, 2015 8:50 AM
To: Kathy Kope; Phil; Melissa Westafer; Todd Helmkamp; Marlene Smith
Subject: Who Changes Zoning District Designations

Good Morning Phil,

One night, when I couldn't get to sleep, I went to reading the Definitions of the Plan Commission and BZA to see if our own Ordinances would tell who changes the Zoning District Designation. After reviewing Division V Board of Zoning Appeals, in Hudson's Zoning Ordinances, no mention was made in Sec 10-74 through 10-79 of the BZA making changes of Zoning Districts, rather, only granting individual variances for a specific property. Also, after review Division V Board of Zoning Appeals, the BZA can not grant variances on "any order, requirement, decision or determination made by... the Plan Commission." (See Div V BZA, Sec. 10-77 b, c, and d)

Then, it was a long night, I reviewed Division VI. Hudson Plan Commission, in Hudson's Zoning Ordinances, and it seems in Sec. 10-86 a and b, that the Plan Commission "make recommendations to the Town Council of the Town of Hudson concerning all matters allowed or required under Indiana Code, 36-7-4, as amended." (see Sec. 10-86a) At this point, I was very sleepy, and went to bed.

It would appear that from these Sections, the Plan Commission will make the recommendation for a District Zoning change, and the Town Council will then approve the change. Also, I do not have a copy, nor am I familiar with Indiana Code 36-7-4. Do you have any knowledge of this document? I hope this concurs with what you find out from the source(s) that were mentioned at the Plan Commission meeting last Thursday.

Regards,
David

