

Mooresville Plan Commission

Thursday, March 12, 2020

Members Present: Perry King, Mark Taylor, Mike Young, Robert Alumbaugh, Jeff Dieterlen, Dennis Chambers, and filling in for attorney Lee is Cam Starnes. Jessica Hester is not in attendance.

Mike Young calls the meeting to order and calls for a motion to approve the previous minutes. Dennis Chambers notes that his name is spelled incorrectly on the second page and should be corrected before approving the minutes. Mike calls for a motion to approve the minutes with the amendment. Dennis Chambers motions, Robert Alumbaugh seconds the motion and it carries 5-0.

The first item on the agenda is a re-zone of 1.5 acres at 10015 North Old State Road 67 from Agriculture to Industrial (i1). David Gilman presents on behalf of Szalay Masonry, LLC by Dennis Szalay giving detailed plans to construct a 6000 square building, 1200 square foot office space and 115 ft outdoor storage area. He further discusses that contractor storage business also involves a special exception that they would be requesting in the future if the re-zone is approved. He continues to discuss that sewer options are currently limited and would like to install a private septic. Mr. Gilman explains there would be a maximum of 6 employees within the office with minimal sewage use. He further states that they would go through the necessary steps to be approved by the county and state and presents the areas of the property available for the septic. Mike Young calls for further questions or concerns. Mark Taylor asks questions regarding waterlines and if chemicals would be on site, which there would not be. Jeff Dieterlen adds questions regarding surfaces, lighting, hours of operation and noise concerns. Mr. Gilman states that they would have in and out traffic, but no large trucks on site for long periods of time or beyond 9 pm. Mark Taylor questions the need for drains, wash basins, and equipment cleaning area. Additionally, Mr. Taylor suggests continuing to pursue other sewer options should they become available. Bob Stewart of 745 Indianapolis Road asks questions regarding the intended daily use as well as the appearance of the buildings. Mr. Stewart mentions many of his questions were answered by the presentation from Mr. Gilman and the board. Jeff Dieterlen motions to make the recommendation of re-zone from AG to i1 with the restriction of storage business use and to make connection to sewer when it becomes available. Dennis Chambers seconds the motions and it carries 5-0.

Tim Bennett reports 28 permits and 55 inspections.

Mike Young calls for new business and brings up the need to make amendments to the UDO. Tim Bennett and the board discuss current setback requirements and limitations that may need changes. Additionally, it is brought up that a

resolution and committee would be needed to make such changes. Jeff Dieterlen recommends a joint working group with new members for update of UDO and county comprehensive plan. Town Councilman, Shane Williams, and the board discuss previous experiences with updating comprehensive plans as well as grant opportunities available, possibly through OCRA. Mike Young and Shane Williams plan to discuss further.

Perry King motions to adjourn, Mark Taylor seconds and the motion carries 5-0.



President



Secretary JPD