

Town of Newburgh  
Plan Commission  
Minutes August 1, 2016

**Members Present:**

David Wills, Bill Bell, Tammy Timmel, Tom Bodkin, Jason Brown

**Administrative Present:**

Tonya McGuire, Council Liaison; Chris Wischer, Town Attorney; Tavi Wydicks, Zoning Administrator

**Members Absent:**

Rick Hornbeck

**Reading, Correction and Approval of Previous Minutes:**

Mrs. McGuire made a motion to approve the minutes.

Mr. Brown seconded and the motion carried.

**REPORTS:**

**Town Council Liaison:**

None

**Staff:**

Ms. Wydicks stated that according to her records, Bill Bell and Rick Hornbeck's terms expired December 2015. Mr. Bodkin stated that Town Council has to reappoint commission members. Ms. Wydicks will ask Mrs. Powell to take the reappointments to the next Council meeting. Ms. Wydicks stated that the next Plan Commission meeting falls on Labor Day and asked the commission if they would like to postpone the meeting until September 12, 2016. The commission agreed that the next meeting will be held on September 12, 2016. Ms. Wydicks stated that in June 2016 there were a total of twelve projects totaling \$110,895.15, and sixteen permits were issued with total fees collected of \$1,895.00. Ms. Wydicks stated that in July 2016 there were a total of five projects totaling \$56,170.00, and five permits were issued with total fees collected of \$175.00.

**Unfinished Business:**

*Master Plan Update Project Status*

Mr. Wischer stated the status is pretty similar to where they left it at the last meeting. Mr. Wischer stated that the Town is in the beginning of the budget process and funding will depend on the budget and funding. Mrs. McGuire stated that they are planning to have a decision by September.

**New Business:**

*Withdrawal of Wal-Mart Plat*

Ms. Wydicks provided the commission members with copies of the withdraw requests. Ms. Wydicks stated that she received a withdraw request from Wal-Mart's attorneys and the Williams'. Mr. Bodkin clarified that Wal-Mart and the Williams' have requested to withdraw the plat that the commission granted preliminary approval for. Mr. Bodkin stated that withdrawing the plat does not affecting the zoning or Use and Development Commitment. Mr. Bodkin stated that anyone who purchases the land will have to rezone the property or build exactly what the Use and Development Commitment requires. Mr. Brown moved to approve withdraw of the Wal-Mart plat. Mrs. Timmel seconded and the motion carried.

*Zoning Ordinance Amendment*

Mr. Bodkin explained the zoning ordinance amendment process. Mr. Bodkin opened the public hearing. Mr. Wischer explained that the public hearing is regarding a proposed ordinance to amend the zoning code to allow for outside storage in the C-2 zoning district. Mr. Wischer stated that currently the C-2 district does not allow for outside storage of equipment and materials, and this would change that restriction. Mr. Wischer read the ordinance amending the zoning code. Mr. Wischer stated that C-2 is the only zoning district that does not allow outside storage and some of the uses are hardware stores and lumber yards. Mr. Wischer stated that the Town is not clear as to why this stipulation was made and there are only a handful of properties in the Town that are zoned C-2. Ms. Wydicks stated that she would put the amendment on the agenda for the August 24, 2016 Town Council meeting. Mr. Bodkin closed the public hearing. Mr. Brown moved to recommend to Council to approve the amendment to the zoning ordinance. Bill Bell seconded and the motion carried.

**Items of Interest to any Plan Commission Member:**

None

**Announcements:**

None

**Petitions and Comments from Citizens Present:**

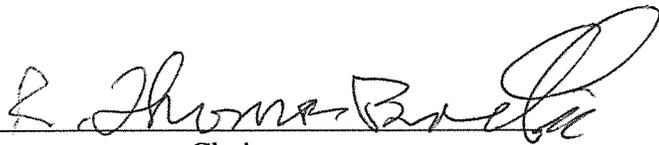
None

**Adjourn:**

Mrs. McGuire made a motion to adjourn.

Mr. Brown seconded and the motion carried.

Next Meeting will be September 12, 2016 at 5:30 pm.

  
Chair

  
Recorder