

*The Fremont Plan Commission held their regularly scheduled meeting on April 4, 2006 at 7:00 p.m. The meeting was called to order by President Jonathon Brown.*

*Members attending were Jonathon Brown, Kenny Crandall, DeWayne Schaeffer, Steve Vaughn, Tom Abernathey, Glen Wells and Kathy Parsons.*

*Absent were Susie Swager and Ray Lauer.*

*Chris Snyder, Zoning Administrator, also attended the meeting.*

*Pat McVay, Bob and Tammy Szelepski and Ron Sullins were also in attendance.*

*Kathy Parsons recorded the minutes.*

*Chris Snyder gave an update on the request from Dr. Chupp for a special exception. The county will give the ditch variance to Dr. Chupp. He will re-petition the Town of Fremont BZA for a special exception.*

*First order of business was the request from Pat McVay on 10.1 acres at 4088 N St Rd 827. This parcel is split between Fremont and Scott townships. He would like to split this property in half. Five acres would go with the house and five acres in the back. The back parcel would have no road frontage. Jonathon stated that in order for this to occur there would have to be a deeded easement to access the property. This would need to be 40' wide with 20' down the center deeded to both property owners so there could never be any problem with owner dispute as to whose side you were driving on. Pat McVay stated that both homes would have access to the pond and would be large lots. The road would bend on the north edge of the pond. David Smith owns the adjacent woods. Jonathon questioned how many times the property had been split. If this was the 5<sup>th</sup> split or less, they could grant the split. If more, Mr. McVay would need to go to the BZA for a variance zoning request.*

*DeWayne Schaeffer moved to grant the request for the split if it's the 5<sup>th</sup> or less. If more, Mr. McVay will need to petition the BZA for a variance zoning request. Second by Kenny Crandall. All in favor. Chris will verify the split.*

*Chris Snyder was asking for clarification on screening between the Vineyard, located on State Road 827, and the adjacent property, owned by Chris Baker. Chris Baker was under the impression that there would be plant screening between the development and his property. Jonathon confirmed that as correct. It was decided when the subdivision was granted that plant screenings be put in, verses a fence. Chris Snyder will research.*

*Bob and Tammy Szelepski at 6960 N Fremont Road were before the Commission concerning an ordinance violation. They have installed an 18' x 64' mobile home behind their stick built home. They have recently moved here from South Bend and are in the process of remodeling their stick built home. Jonathon suggested that the commission grant a special exception to allow the mobile home as a construction trailer for one year.*

*Kenny Crandall made the motion to approve the construction trailer for one year as long as significant progress is seen. Second was made by Steve Vaughn. All in favor. Jonathon stated that if significant progress has been made in a year, but a little more time is needed, they could come before the Commission to see if a one year extension would be available.*

*Chris said another violation was called in by the County Plan Commission on someone living in their RV on Feather Valley Road. Chris did investigate and it was determined that someone was indeed living there. The county will follow up on this violation.*

*Jonathon questioned the way the Lumber Company was keeping the sidewalk in front of their property adjacent to the American Legion. They are bringing material back and forth and this is keeping the sidewalk muddy and impassable. Chris will speak with the Lumber Company on this.*

*Ron Sullins is the representative for the Town of Fremont on the steering committee for the Steuben County Comprehensive Plan. He wanted to make sure that the Commission was aware that there would be a meeting April 13th for public input on the 70 page draft that will be presented to the public. Ron spoke for the next 50 minutes on the plan and showed maps of projected future growth. Ron had one question for the commission in regards to the map for the projected growth of the Town of Fremont. This is a long term plan that the county is proposing. Ron's question to the Commission was should he 20 acre parcel that is located near the sewer plant be left colored agricultural or orange for residential medium density. He would like to take this information back to his committee. Jonathon stated this parcel should be orange for medium density. Ron also was questioned a parcel at the golf course on Feather Valley Road. Jonathon stated this should be left agriculture.*

*A potential buyer for Lot 13 in Abbott Estates ( next to Bryan Hall) would like to put a modular on this bare lot. Chris Snyder presented a drawing showing a 26' x 76', 2001 modular, placed on the lot with a 20' setback from State Road 120. The ordinance states that in regards to a corner lot, there is a requirement for a 30' set back for the rear yard, and a 25' set back for each side that has road frontage. This is in our ordinance and the ordinance supersedes the restrictive covenants. Chris was advised to check on the pitch of the roof, as it will need to be a minimum of a 4/12 pitch, along with any other requirements for the placement of a modular. At this point this would be an unfavorable recommendation.*

*Kenny Crandall moved to adjourn the meeting. Second by Steve Vaughn. All in favor.*

*Meeting adjourned at 8:30 p.m.*

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*Jonathon Brown, President*

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*Kenny Crandall-Vice-president*

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*Tom Abernathy*

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*DeWayne Schaeffer*

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*Steve Vaughn*

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*Glen Wells*

*Attest:*

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*Kathy Parsons, Secretary*