

The regular meeting of the Fremont Plan Commission was called to order by President Jonathon Brown on April 5th, 2005 at 6:00 p.m. Members in attendance were Kenny Crandall, Susie Swager, Ray Lauer, Steve Vaughn and Mary K. Parsons.

Absent members were Tom Abernathy, Dewayne Schaffer and Glen Wells.

Also, representing the Town was Chris Snyder, Zoning Administrator.

Others attending the meeting were Steve Brown, John Calloway, Jeff and Darcy Face, Charlie Martz and Ray Weber.

Kenny Crandall moved to approve the minutes from the January meeting. Second was made by Steve Vaughn. All in favor.

First order of business was the discussion on the preliminary approval of phase 4 of Follett Estates. Charlie Martz discussed his intentions, extending Nicholas Drive to Elmer Drive. The phase will include 24 lots and will also include the property to be deeded to the town for a park which will include a retention pond. Chris told the Commission that Charlie had attended a department head meeting and water, sewer and street concerns were addressed at that time. Jonathon said that if preliminary approval is given by the commission tonight, Chris can sign off the final approval if he is satisfied. The motion was made by Kenny Crandall to grant preliminary approval. Second was made by Ray Lauer. All in favor.

Second order of business was the alleged zoning violations on the John Calloway property on E St Rd 120. Jonathon stated that when the property was rezoned B-1 over 7 years ago, truck repair was not allowed in B-1. The property was allowed for towing and emergency repair only and the business now in operation is in violation. John Calloway wanted to know what the Commission wanted him to do. He was advised he would need to disband the business or ask for a re-zone from B1 to Industrial. Jonathon informed him that the Industrial zoning request would not conform to the master plan and would very probably not be granted since this would be spot zoning in this area. Jonathon said if First Call had stayed in that location he would have been able to expand his business there. Jonathon further stated that a fine would be in order at this time. However since the Commission realizes that there is a tenant involved, we are willing to work with Mr. Calloway. Steve Vaughn made the motion to give Mr. Calloway 60 days to disband the business before a fine is imposed. Second was made by Susie Swager. All in favor.

Under other general matters, Jeff and Darcy Face wanted to know if it was feasible to purchase 3 acres of land from Larry Huss for a trucking business. This property adjoins the middle school property. This property is intended for industrial use and would need to be rezoned from Ag to Industrial. Jonathon poled the Commission and they would be in favor of the rezone since this does fit into the master plan. Jeff Face thanked the commission for their time and will consider the purchase of the property for their trucking company.

Jonathon wanted Chris to address a realtor sign on St Rd 120 and Walters Road. It is about 2 miles away from the advertised property.

Ray Lauer made a motion to adjourn the meeting. Second was made by Kenny Crandall. All in favor. Meeting adjourned at 7:02 p.m.

Jonathon Brown, President

Kenny Crandall, Vice-President

Susie Swager

Ray Lauer

Steve Vaughn

Attest:

Mary K. Parsons, Secretary
Fremont Plan Commission

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