

Town of Russiaville, Indiana  
Special Meeting  
July 19, 2017

Council present – Jeff Lipinski, Don Parvin, Rob Hewitt, and Kyle Parvin

Jeff Lipinski opened the meeting.

Dave Kieser was her to present the preliminary zoning ordinance and maps, the subdivision control ordinance, and the building standards ordinance for review by the council.

When all this gets done it will be called the Development Code Handbook. This will consist of Zoning Ordinance, Subdivision Control Ordinance, Building Ordinance, and any Flood Plain Ordinances that we have adopted in the last year (which we have not adopted any flood plain ordinances), that deals with property or governing existing property. This will also include our official Zoning Map. This is a working group, there will be one more of these, all this is not set in stone yet. We can make changes on the suggestions Kieser Consulting has.

On the building standards – Dave Kieser based these on the normal for other towns, he would like the council to look these over and decide if we want to keep them as written or make some changes. He said our permit fees should pay for Plan Commission wages and Megan's and anyone else involved time. The council thinks that the residential charges for the permits should be \$60.00 for each application (there are 5) up to 2,000 square feet then .05 for each square foot over that. Fences and temporary structures will be included in this too and will start at \$50.00.

Commercial charges will stay as written.

There also needs to be an inspection done so we are in compliance with this.

Megan asked if there was a shed in a certain place and they pulled it off and put in another one in the same place would that constitute a permit? Dave Kieser said yes, it would \$50.00 and if electrical was added that would be another \$60.00 on top of that.

Listing and licensing fees for contractors – this would make them pay a fee for doing work here in town. They would apply for and pay a fee once a year and produce a liability insurance paper to us. This fee is \$150.00. If they are already licensed in Kokomo or Howard County they will just need to give us a copy of it, copy of insurance paperwork, and pay us \$150.00.

If someone is replacing their roof and they are replacing the sheeting, they need to get a permit.

It was asked how we police the issue of people doing work and not having a permit/contractor fees to do it. Dave Kieser said we must advertise a lot to make people aware this needs to happen. We would also put info on the website. If we find them doing it without a license we can put a stop-work order on them. The police would do it.

Don Parvin asked Dave Kieser asked if he would look at our books of Indiana codes and make sure they are up to date.

Kyle Parvin had to leave – there was an emergency at home.

Fees for demolition – Commercial will stay as is written, residential will be \$100.00.

Don asked about burying the remains of a house or building on a property? Dave Kieser said it would have to be hauled away to a dump away from the property. Don also asked about plugging the sewer line for seepage. Dave said it is not in this ordinance because that would be in the sewer use ordinance.

Don Parvin made a motion to pass the Building Standards Ordinance #2017-02 on the first reading. Rob Hewitt seconded. Jeff Lipinski voted in favor of it too, and the motion carried with Don, Rob, and Jeff voting for passage.

We need to contact Corbin King about a working meeting with him Don Parvin and Dave Kieser.

Don Parvin made a motion to pass the Subdivision Control Ordinance # 2017-03 on the first reading. Rob Hewitt seconded. Jeff Lipinski voted in favor of it too, and the motion carried with Don, Rob, and Jeff voting for passage.

Zoning map – given to council and Dave asked them to make any changes to it and the ordinance.

Mike and Whitney Roberts from Gurman Container and Supply Corp. and their attorney, Zack Klutz, were present to talk about a potential business they would like to open in the Functional Devices building. Jeff Stout, Randy Vannatter, Dave Kieser, and Junior O'Neal were also present.

Rob Hewitt made a motion to adjourn. Don Parvin seconded, and the motion closed.

Jeff Lipinski, President  
Megan Reel, Clerk Treasurer