

Dillsboro Town Council

April 11, 2022

The regular monthly meeting of the Dillsboro Town Council was opened by President, Tom Wafford, with the pledge to the flag on April 11, 2022 at 6:00 p.m.

Prayer was given by Pastor Steve O'Brien from the CARE Team.

Council members present: Mary Lou Powers, Tom Wafford, Charles Baker, Doug Baker and Becky Fryman. Attorney present: John Watson.

The minutes of the Regular Council Meeting on March 28, 2022 was approved by CM Powers. Seconded by CM Fryman. Motion carried. The minutes of the Public Hearing on Proposed Water Rates and Changes on March 28, 2022 was approved by CM D. Baker. Seconded by CM C. Baker. Motion carried.

CT Stevens had a letter for all council members to sign stating Susan Greco be added on the accounts at Friendship State Bank that was already approved by the council.

Police – Josh Cady

- In car and body camera's are in service.
- Camera's at new ball park restrooms are not installed. There has been some vandalisms at the restrooms.
- Police door software.
- Homecoming Festival overtime. Asking for up to \$3,000.00. CM C. Baker made a motion to approve up to \$3,000.00. Seconded by CM Fryman. Motion carried.

Utility Department – Dino Schmaltz

- Kyle Cleeter absent due to a water line break.
- Materials for the clarifier has been ordered. Will take 8-10 weeks.
- Indiana Pumps got the bearings in. But will need to come back to get it running.

Town Manager/Economic Development – Susan Greco

- Seasonal worker, Steven Vanderbilt, only worked 4 ½ hours on April 4 and quit. Attorney Watson stated the town will need to pay him for the 4 ½ hours.
- SEI Communication Zoom Meeting – Wants to run fiber into our water line ditch project. Town is ready. SEI is not ready with easements, materials & etc. So this will not happen. Greco stated any planning stage in future she will let SEI know about it.
- Dearborn County 911 Interlocal agreement. Have not received any payments for 2021 & 2022. Total amount due is \$10,000.00. CM Powers made a motion to pay the \$10,000.00 from Public Safety. Seconded by CM C. Baker. Motion carried.
- Planning & Zoning/BZA – Text Amendment Certification on March 24 that was unanimous favorable recommendations to amend was given to council. (Attached) C. Baker made a motion to approve the recommendations. Seconded by CM Powers. Motion carried. CM C. Baker did ask about the parking by the restaurants. Greco stated it is grandfathered.

- Ordinance Codification deadline is April 25 for any changes.
- Annual Fire Safety Inspections – Quotes from Crossman (\$1,037.15) and Koorsen (\$480.00). CM C. Baker made a motion to go to the cheapest. Seconded by CM D. Baker. Motion carried.
- Friendship Center – Ty Brown Roofing is waiting on the materials and will begin. Kitchen design was given to council on the upstairs apartment.
- Indiana Landmarks – 3 story building. Waiting for INDOT to approve dumpster permit. Shed blew over into DeVille’s Pharmacy. Once dumpster is delivered. Shed will be removed.
- Heritage Pointe – Has never been deeded to the Town of Dillsboro. Attorney Watson stated he will check on it.
- Commercial Insurance has been reviewed and updated. Property deductibles have increased to \$2,500.00. Inland Marine deductibles have increased to \$1,000.00. Total account premium estimate for 2022 is \$47,727.00. CM D. Baker made a motion to approve payment. Seconded by CM Fryman. Motion carried.
- Munch-A-Lunch – Greco asked council if any interest in Town Council of preparing the lunch on July 4th. No response from council. July 4th will be cancelled.
- Park – Trees uprooting, leaning and limbs broken off. Utility workers will look at it.
- INDOT Design Conference is May 24 at Indianapolis regarding J-Turns.
- BZA Hearing – May 19.
- Dearborn County Farm Service Meeting – May 19th, at Town Hall.
- Dearborn County Farm Bureau & Prairie Farms – Milk Giveaway at Dillsboro Family Market on April 30.
- Post Legislative Luncheon – April 26 at IVY-Tech. Must register in advance.
- Roundtable – May 4 at Oldenburg. Let Greco know if going.

Attorney – John Watson – presented Resolution 2022-4-1 – A Resolution Approving Town Donation to Dillsboro Civic Club for \$5,500.00. (Attached) CM D. Baker made a motion to approve Resolution 2022-4-1. Seconded by CM C. Baker. Motion carried. This was already approved at the March 14 meeting for \$5,500.00 to come from Riverboat but needed a Resolution as requested by SBOA Audit.

New Business

Approval for Dino Schmaltz be paid lump sum of vacation days on his last paycheck. CM Fryman made a motion to approve this request. Seconded by CM Powers. Motion carried.

Cemetery is getting new street signs. Needing utility workers to get them put up.

Seasonal worker – Since worker hired has quit. Go to next person that put in a application. CM C. Baker approves this request and have Kyle Cleeter and a Utility Worker to interview the person. CM D. Baker suggest a council member to be in interview also. CM Wafford stated he will. Seconded by CM Powers. Motion carried.

Being no further business. CM C. Baker made a motion to adjourn the meeting at 6:42 p.m. Seconded by CM D. Baker. Motion carried.

Rita Stevens

Rita Stevens, Clerk-Treasurer

Becky Fymer Ang Baker Ang Baker

RESOLUTION 2022-*A-1*

A RESOLUTION APPROVING TOWN DONATION TO DILLSBORO CIVIC CLUB

WHEREAS, The Civil Town of Dillsboro is interested in promoting increased population in town, greater employment opportunities, and economic expansion within the Town; and

WHEREAS, the Dillsboro Civic Club annually hosts the Dillsboro Homecoming Festival which draws large numbers of people in to the Town of Dillsboro over a period of several days;

WHEREAS, the Town Council believes it is of great benefit to the community and its plan for economic development that people be drawn to Dillsboro in order to better advertise the town's amenities and potential for economic development;

WHEREAS, the Town Council also expects that the large crowds drawn to the event will be a direct and immediate benefit to town's existing businesses;

NOW THEREFORE BE IT ORDAINED as follows:

1. The Town Council of the Civil Town of Dillsboro approves a donation to the Dillsboro Civic Club in the amount of \$5500.00 earmarked to help with the preparations for the Dillsboro Homecoming Festival.
2. The Clerk Treasurer is authorized to disburse said funds immediately to the Dillsboro Civic Club.

PASSED BY THE COMMON COUNCIL OF THE CIVIL TOWN OF
DILLSBORO, INDIANA, this 11th day of APRIL,
2022.



President

Bedy Tujman

Member

Dang Baker

Member

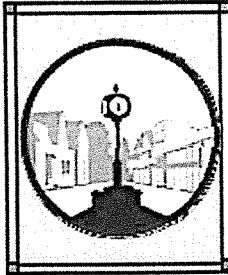
Mary Lou Powers

Member

Frank [unclear]

Member

Attest: *Rita Stevens*
Rita Stevens, Clerk-Treasurer



Town of Dillsboro

Planning & Zoning Staff Information:
165 Mary Street Lawrenceburg, IN 47025
Phone: (812) 537-8821 www.dillsboro.in

TEXT AMENDMENT CERTIFICATION

April 1, 2022

To the honorable: Town of Dillsboro Council
Town of Dillsboro Attorney
Town of Dillsboro Manager
Town of Dillsboro Clerk-Treasurer

The Dillsboro Plan Commission offers you the attached report(s) on proposed text amendments to the Town of Dillsboro Zoning Ordinance.

At a public hearing held Thursday, March 24th, 2022, the Plan Commission forwarded unanimous, Favorable recommendations (among all five (5) members present) to amend:

Zoning Ordinance

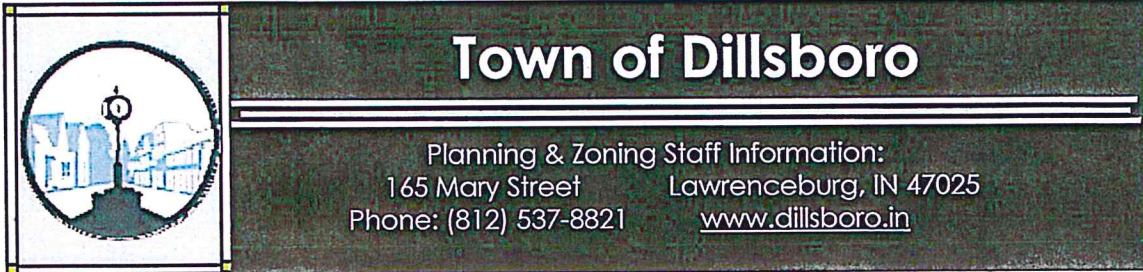
- Article 11, Section 1145 (Commercial Zoning Districts), regarding Permitted Uses in C3/Downtown Commercial district
- Article 11, Section 1150 (Commercial Zoning Districts), regarding Conditional Uses in C3/Downtown Commercial district
- Article 21, Section 2130 (Parking & Loading Areas) item 4 regarding paving requirements

Enclosed with this certification is a copy of the approved text changes from the aforementioned public hearing. *Please note: If these text amendment proposals are altered by the Town Council in any way, an additional and separate public hearing process involving the Plan Commission will be required.*

If you have any questions, comments, or concerns, or if you find that you need additional information to make an informed decision on this matter, please feel free to contact me at your earliest convenience. Please note that you have ninety (90) days to take action on these items.

Respectfully,

Mark McCormack
Director of Planning & Zoning



Proposed text additions / changes

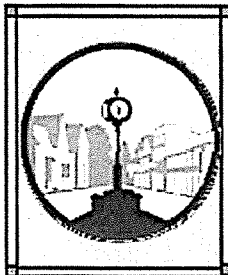
~~Proposed text removal~~

Article 11, Commercial (C) Zoning Districts

SECTION 1145 – Permitted Uses

The following uses and structures shall be permitted in the C3/Downtown Commercial district:

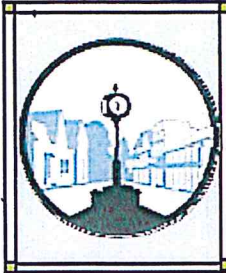
1. Accessory structures and uses
2. All uses permitted in the C1 district
3. Bank
4. Bar or tavern
5. Consignment sales
6. Dance hall
7. Drug store
8. Dry cleaning facility
9. Electrical appliance sales
10. Floor covering sales
11. Furniture sales
12. Grocery store
13. Hardware store, including paint sales
14. Health/fitness club
15. Hobby shop/supply sales
16. Household appliance store
17. Meat or fish market
18. Multiple family dwelling or complex (in a new structure)
19. Multiple tenant commercial structure
20. Pet sales
21. Private club
22. Professional offices and showrooms
23. Public or employee parking area
24. Reception/banquet hall



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25. Residential dwelling unit located above or to the rear of a permitted commercial use
26. Restaurant
- ~~27. Single family, attached single family, and two family dwelling units~~
- ~~28. Theater (indoor)~~
28. Variety store
29. Veterinary clinic / animal hospital
30. Video arcade
31. Video rental and sales
32. Wind Energy Conversion Systems (SWECS), including Small Wind Energy Conversion Systems (SWECS)




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SECTION 1150 – Conditional Uses

The following uses may be approved by the Board of Zoning Appeals after the filing of a conditional use petition:

1. Auto sales facility
2. Automotive accessory sales
3. Class II child care home
4. Single-family, attached single-family, and two-family dwelling units
5. Conversion of an existing commercial use or structure to a residential use, except as allowed in Permitted Use #~~50~~ ~~above~~ ~~25~~
6. Drive-through facilities, as an accessory use to a permitted primary use
7. Essential facilities
8. Essential services
9. Wireless telecommunications facilities
10. Glass cutting/glazing shop
11. Home-based business
12. Hotel
13. Outdoor recreation use
14. Parking structure
15. Public or private park, playground, or recreation area
16. Public or private utility structure
17. Seasonal sales (including outdoor sales)
18. Theaters (indoor)

	<h1 data-bbox="625 231 1088 294">Town of Dillsboro</h1> <hr/> <p data-bbox="519 346 1153 441">Planning & Zoning Staff Information: 165 Mary Street Lawrenceburg, IN 47025 Phone: (812) 537-8821 www.dillsboro.in</p>
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Proposed text additions / changes

~~Proposed text removal~~

Article 21, Parking & Loading Areas

SECTION 2130 - Paving

All parking and loading spaces required by this ordinance, including driveways, aisles, and circulation areas shall be improved with either asphalt, concrete, brick or concrete pavers, or equivalent material as determined by the Technical Review Committee (including Town members) to provide a durable and dust-free surface. Driveways and parking areas serving single-family residences shall be exempt from this requirement; however, an acceptable driveway and parking area must be maintained for easy access to the residence. The Technical Review Committee, upon written request by the applicant, shall determine exceptions to these requirements.