

TOWN OF SHADELAND
Town Council Meeting
Tuesday, February 7, 2023 at 7:00 P.M.

Council members present: Mike Kuipers, Tim Balensiefer, Bob Morrison (virtually – voted by roll call vote), David Downey, David Vanderkleed, Josh Shives, Pamela Luenz, Charlene Brown, Clerk-Treasurer and Attorney Stu Weliever.

The meeting was called to order by Mike Kuipers at 7:00 PM at the Shadeland Town Hall.

Pledge of Allegiance was led by Pam.

Planning Report

Tim gave the Planning report for January. Ty Vanderkolk came to the planning meeting regarding the conservation subdivision regarding a commercial use barn, and also parcelizing and building on the area with new lots. The covenants of the subdivision read that there will be no such buildings except those that improve the conservation area, and the covenants specifically exclude commercial buildings. The planning committee gave an unfavorable recommendation to the Town Council unless they wish to change the ordinance regarding conservation subdivisions. The plot says that the covenants can be changed with a majority of the homeowners agree to the change. Tim has received 3 emails from residents that did not want to make a change to the conservation covenants, it is unclear if they would allow specifically change the covenants to allow a commercial use barn. Stu has recommended that Ty approach the neighbors to see if an amendment could be made to the covenants. Pam made the motion to follow the planning committee's recommendation and not allow the change, David D second. Dave V asked why we would not allow it if the neighbors would allow it. It could be readdressed when / if Ty is able to change the covenants for the area to allow for allow for a commercial use barn. All in favor.

Jeremy Bennett and Mike Hale came to the planning committee regarding a variance of setback for a barn they would like to build. The planning committee made no recommendation to the Town Council. The resident and builder appeared before the Town Council and indicated they would really like a 6' setback. There is the only access to the farm field, so we can't vacate the road. David D made the motion to table the discussion until next month until we discuss it with the property owner of the field, Pam second the motion, all in favor.

There was a discussion on the auto repair business on 700 S. There was no response by the property owner regarding the letter that was sent. The planning committee will meet in February and discuss it further.

Tippecanoe County Area Plan Commission approached Tim about the Town joining the APC. They would not take over the zoning, etc, of the Town, and the Town would have a board of zoning appeals. It would eliminate the need for the planning committee. Joining would also

mean a zoning map would be prepared. It would help eliminate conflicts like we have had recently. The general consensus is to have APC come to a meeting, along with a Town or two that has joined APC with their experience. Tim will coordinate with APC and set up a meeting and bring additional information to the Town Council.

2023 Additional Appropriations Public Hearing

Mike opened the floor for public comment on the 2023 Additional Appropriations for the American Relief Plan Fund. Char explained that this is to finish off the funding for the ARP money given to the Town. There being no public comment, the floor was closed to public comment.

Josh made the motion to adopt Ordinance 2023-01 – 2023 Additional Appropriations. Pam second, all in favor.

Dave V made the motion to approve, Pam second the motion, the January 10, 2023 minutes, all in favor.

Clerk-Treasurer's Report

Char presented the claims docket for approval in the amount of \$239,085.86. Pam made the motion, Dave V second to approve claims. All in favor.

Financials were reviewed this month by David D. Pam made the motion to approve January 2023 financials as presented, Tim second, all in favor.

Char presented the 2022 Annual Financial Report. Dave V made the motion to approve the 2022 Annual financial Report, Pam second, all in favor.

Char distributed a quote from Motorola for new radios. Normally we buy a few every year, however last year we didn't buy any. This Motorola quote is based on the State QPA. These six will be compliant with the same system the rest of the county fire departments used. Pam made the motion to approve the order of six new radios, Tim second, all in favor.

Town Hall Complex:

Ken Smith gave the update on the new Town Hall Complex. Completion date is still July 26th, occupation date is August 26th. Rough ins will begin in March. Pre pour concrete meeting will happen before the concrete. Final sections are being made for the interior.

IDEM will be here on March 1, 2023 to review for MS4. Hopefully they will approve the waiver.

Highway Department

Tom gave the highway report. Routine snow removal and road/park checks. He is also cleaning the shop up. The new signs were picked up for high gap road and 550.

David showed pictures of the salt shed – it has been drained and a trench was dug to drain the water.

We have submitted the CCMG 2023-01 for crack sealing, line marking and guardrails. We applied for \$750,000 grant, approx. \$190,000 will be our match.

Tim reported that the County Highway Department was asking about the agreement on the bridges. We'll find the minutes where the council agreed to it, and sign the document.

Park Committee

Park clean up day will be April 22nd, they are in discussion with how to access the pickleball nets etc. The park would like to recommend a hardwood or vinyl floor with cushion under the floor. There was a discussion about the new two acres at the park. The Parks Committee would like a recommendation about the Pond at the new section of the park. Pam expressed a concern that the pond would be a danger to children in the area, others expressed their objections concerning goose poop, other wildlife, maintenance, etc. Josh made the motion that the Council approve moving forward with the pond, Tim second. Bob, Tim, Josh, Dave V and David D in favor of the pond, Pam opposed.

The Park's committee is exploring some sort of box where people can have access to the pickleball nets. Josh asked the Council for up to \$1,500.00 for these locked boxes. The intent is to give the combination to folks who call in to people who wish to use it. Josh made the motion to spend up to \$1,500 on a lockbox for the pickleball courts, Dave V second – all in favor.

Fire report – Pam Luenz and Allen Bol

Allen gave the fire report. They have invited vendors to purchase some rescue tools – they'll be here next week. They'll be attending a safety talk at Southwestern on May 12th. The Friends of the Shadeland VFD purchased shirts. The last founding member, Harold Williams, passed away. The Friends group received some donations in recognition.

Citizen Comments:

Conny Downey invited anyone interested to Mahjong this Saturday from 12:30 to 3:00 at Town Hall.

Mike Luenz spoke regarding the pond. He has advised that we should have some insurance for lawsuits coming.


Council / Clerk / Attorney comments

Mike asked the Council to think about rental fees for the new building activity room. Bob commended the plowing folks for the good job they did with the last snowfall.

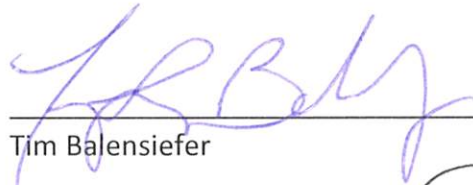
Char invited everyone to crafting day on the 18th.

David D made the motion to adjourn, Dave V second, all in favor to adjourn at 8:25 p.m.

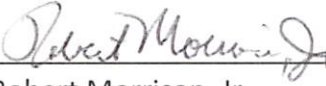
Approved:



Michael Kuipers



Tim Balensiefer



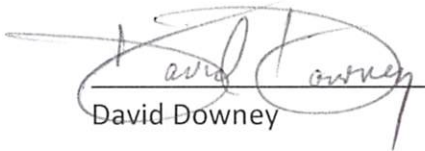
Robert Morrison, Jr.



David Vanderkleed



Joshua Shives




David Downey

Attest:



Pamela Luenz



Charlene Brown, Clerk-Treasurer