

The Oldenburg Town Council met March 6, 2023 at 7:00PM at the Town Hall. After being called to order by Pres. Dennis Moeller the minutes of the regular February were read. Greg made a motion to accept minutes as read, Dave & Denny seconded.

Heath Wendel asked for a building permit for an addition with two bedrooms at 22202 Hamburg Road, Oldenburg. 12' X 31' with siding. Greg made a motion to approve Building Permit 1-1401 2 Bedroom addition. Dave and Denny seconded.

Cindy had the 2022 Annual Financial Report to be approved by the council. Greg made a motion to approve, Dave and Denny seconded.

John Palmer with HELP (Hoosier Enduring Legacy Program) from Franklin County. Looking for projects to improve the communities.

1. Internet – Training – Computers
2. Parks, Trails, Pools
3. Economics – Affordable Care – Shopping
4. Wellness – Quality of place

He held a meeting in February but didn't get much response, asking the town to come up with a list of projects to improve the town and its citizens and wellness. Anyone may give the council items, and Denny will forward them to John.

Denny had another estimate for a new roof at the town hall.

Ralph Stephenson & Co, Inc for \$97,480.00 Dylan Wamsley Bird of Hollow Constructions for 202,099.59 Ralph Stephenson & Co included the roof, ice guards, bell tower, gutters, door, fire escape and interior plaster for \$97,480.00. Bird of Hollow Constructions included the roof , gutters and bell tower for \$202,099.59. After a period of discussion with the council and Dylan, Greg made a motion to go with Ralph Stephenson & Co for \$97,4809.00. Denny and Dave seconded.

Denny informed the council that the APC was meeting weds and that Merchants Affordable Housing was on the agenda, but there are no zoning changes.

Denny had two amended ordinance from the Franklin Co Area Planning, Zoning & Building for the council to pass.

1. Section 80.01 Title and Establishment C. Exemptions amendment is clearing up language as to when a building is exempt from permit fees, while still needing a permit to build for agriculture purposes.
2. Section 80.10 Lot Consolidation amendment is about combining two or more lots into a single parcel for building, zoning and property transfer purposes.

Greg made a motion to pass Ordinance 2023-1 & 2023-2. Dave & Denny seconded Dan Saccomando from Wagner's asked the council about the alley between Wagner's & Kerker's. Said when it rains the water builds up and runs in his basement and is causing water damage. The council will look at this also needs to see if the alley was vacated.

Dan also asked about a child at play sign by the park entrance off of Pearl. The council decided to put speed bumps there light they have on the other end. Greg will order them.

Ryan Paul from Paul Landscapes had a 2023 Landscaping contract for the council to sign for \$7,575.00. He kept the price same as last years. Greg made a motion to renew the landscaping contract. Denny & Dave seconded.

Sister Claire informed the town about Prof. Peter Schubert from IUPUI, Lungar Center is working on a grant EARTH – Energy Awareness Rural Towns & Homes. If he receives the grant he will be using the Sisters building as an example of energy awareness. It's a planning grant, they are meeting, Friday, March 31 at St. Claire's Hall. Council is welcome to come.

First reading of an Ordinance to EFT deposits and withdrawals from State Auditor, County Auditor, INDOT, Federal.

Cindy informed the council that she received:

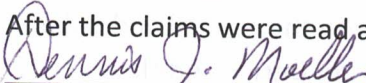
FCCF (Stan & Helen Enneking) \$1,230.00

Southeastern IN Solid Waste District \$750.00


FCCF (Munchel Park) \$2,769.00 Gary Munchel and Jeff Paul applied for and received a FCCF 2023 Small Grant on behalf of the Town of Oldenburg for:

1. Restoration of Gilbert J. Munchel Park Sign
2. T-Ball Equipment Utility Shed
3. Two ADA Swing Safety Seat Restraints for ADA Swings
4. Parts for Swing Repair
5. Park Access Gate

After the claims were read and approved, the meeting was adjourned.



Dennis Moeller, President



Cynthia Laker, Clerk- Treasurer

AN ORDINANCE TO AMEND THE FRANKLIN COUNTY CITIZENS ZONING CODE

FRANKLIN COUNTY, INDIANA

ORDINANCE 2023-2

AN ORDINANCE TO AMEND THE FRANKLIN COUNTY CITIZENS ZONING CODE OF FRANKLIN COUNTY, INDIANA SPECIFICALLY; RESOLUTION NO. 2011-24, PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, INDIANA ON THE 28TH DAY OF MARCH, 2011.

Section 80.10. Lot Consolidation

The lot consolidation process is for the purpose of combining two (2) or more parcels of land into a single parcel. Adjacent parcels that have been consolidated pursuant to this section shall be treated as a single lot for building code, zoning code, and property transfer purposes.

The lot consolidation process is not to be used in cases where a plat vacation or plat alteration process is appropriate, such as when easements or rights of way are to be altered or vacated.

APPLICATION AND REVIEW CRITERIA:

- A. Persons desiring to consolidate parcels pursuant to this article shall submit an application to the Area Plan Commission Executive Director. The application shall establish whether the following requirements are met:
1. The parcels to be consolidated must share a common boundary for more than a single point, and not otherwise be separated by a public right of way or alley.
 2. The parcels must be under identical, common ownership and financing, if any. The applicant is to supply copies of all current deeds and financing documents to demonstrate such with the application.
 3. The consolidation is not for the purpose of evading the development standards of the zoning or subdivision codes.
 4. The consolidation will not result in a violation of any zoning, subdivision, development, or design standards set forth in this code.
 5. As applicable, the consolidation is consistent with the terms and conditions of any previously approved development plan that is still in effect.
 6. An accurate legal description must be provided. If the lot consolidation involves unplatted parcels (e.g., metes and bounds descriptions) the applicant must have a surveyor prepare a legal description of the consolidated parcel. If the parcels are unplatted and the existing legal descriptions are not fully coordinated (e.g., use different basis of bearings) a record of survey map shall be prepared by a licensed surveyor to establish the legal description and property boundary for the consolidated parcel. If the lots are all platted lots within a legal subdivision, the consolidated legal description will simply be a list of lots.
 7. Property taxes on all parcels must be current (not past due).
- B. Lot Consolidations that meet all of the above requirements shall be authorized by the Executive Director. If the requirements are not met, the application shall be amended to meet the

requirements or be denied. If the application is denied, the Executive Director shall issue said decision in writing, stating the reason(s) therefor. The applicant may file an appeal of the written decision to the Area Plan Commission within ten (10) business days of the decision.

Passed by the Town Board of ULDENBURG, of the County Of Franklin County, Indiana this 6TH day of MARCH, 2023.

Town Board Members

Dennis J. Moeller

Gregory S. Sturming

Paul R. Wahn

ATTEST:

Cynthia Lake
Clerk Treasurer

AN ORDINANCE TO AMEND THE FRANKLIN COUNTY CITIZENS ZONING CODE

FRANKLIN COUNTY, INDIANA

ORDINANCE 2023-1

AN ORDINANCE TO AMEND THE FRANKLIN COUNTY CITIZENS ZONING CODE OF FRANKLIN COUNTY, INDIANA SPECIFICALLY; RESOLUTION NO. 2011-24, PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, INDIANA ON THE 28TH DAY OF MARCH, 2011.

Section 80.01 TITLE AND ESTABLISHMENT C. EXEMPTIONS

1. FARM EXEMPTION Where agriculture is pursued for commercial gain, farming operations are exempt from the restrictions and regulations of the building code. This exemption for farms does not apply to farm houses and farm dwellings which include dwelling for the farm owner, operator or farm assistants. Barns and other agricultural buildings are still subject zoning and flood plain requirements, but are exempt from the Building Code pursuant to Indiana law. Barns and agriculture buildings shall still require and Improvement Location Permit to ensure that the structure is actually for purely agriculture use and that it complies with all zoning requirements (including setbacks) and flood plain requirements.

Passed this day by the Town Board of OLDENBURG, of the County of Franklin County, Indiana this 6TH day of MARCH, 2023.

Town Board Members

Dennis J. Moeller

Gregory L. Stumming

Dad A. Wahman

Attest:

Cynthia Lake

Clerk Treasurer