

*Town of Silver Lake  
Council Public Meeting Minutes  
Silver Lake Town Hall  
April 13, 2022  
7:00pm*

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL:**

***ELECTED OFFICIALS***

Hugh Murfin, Nichole Taylor, Jean Weller, Tonya Conley

***DEPARTMENT HEADS***

Jason McGlennen, Joey McNeal, John Conley

***TOWN ATTORNEY***

C. Austin Rovenstine

**III. APPROVAL OF MEETING MINUTES:**

March 9, 2022 Meeting minutes was approved with Nichole making first motion, Jean seconded, Hugh all in favor, motion carried.

**IV. OLD BUSINESS:**

***A. Demolition Bidder Recommendation***

Council approved the recommendation for Advanced Demolition Services for the school demolition, with Nichole motioning first, Jean seconded it, and Hugh all in favor.

***B. Corrected Vacation Ordinance***

Council members signed the corrective ordinance for Doris Weesner's vacation. The previously signed ordinance had the incorrect legal description.

***C. Commercial Rezoning- Silver Lake Wesleyan, Dixie Dr. property***

**Dan Richard** with the County Area Plan Commission shared the rezoning board's recommendation not to rezone property with a 7-1 vote. The Rezoning board was consistent, they took input from the public, area compatibility, alternatives to other sights, and the comprehensive plan based on county statistics for the need of housing.

**Andrew Rossell** from AR Engineering, along with **Shane Coffman**, buyer, and developer of the Dollar General Market, were in attendance for the rezoning. Andrew stated he disagreed with Dan Richard about the phase of events with the county. They were recommended to have the property annexed to the town, so Andrew withdrew the request for rezoning, and made a request for annexation to the town council. After the town annexed the property, they then

went back to the Planning Commission for rezoning, which ended with an unfavorable vote. Andrew also talked about a commercial corridor, with other commercial properties across SR 15. He mentioned they had looked at several other sites as well as the Dixie Dr./SR15 property and the Dixie Dr. property was the only site that was large enough to accommodate. The site plans had been pushed further north to create a wider berm. Also, screening was put in place to conceal the property from residential view that lived to the south. A detention basin was added to the Northwest. The Dollar General Market is a 12,000 sq. ft. newer design building using neutral colors. Andrew passed out pictures of the inside of other Market stores, as well as a draft of the building as it would appear on site.

**John Conley** asked where the driveway was going to be in relation to Steve Behney and Carolyn Montel's drives? Andrew replied that the driveway would not be directly across from their driveways.

**Carolyn Montel** voiced that she has not been against a Dollar General, she has been against it being in that location. She was also concerned with the entrance being on Dixie Dr., tearing up the road. The engineer responded that DOT would not allow the drive to be off SR15 due to the speed limit there. Carolyn mentioned that this will be bad/dangerous for traffic, and the town had passed an ordinance due to semis going on side roads. Joey/Jason said that is not the ordinance, it is over culverts. Carolyn said she agrees with Dan Richard. Andrew stated that they had looked at other potential sites, but they were not large enough to accommodate the size of the market.

**Joey** asked how many delivery vehicles would be delivering? Andrew stated that one to one and a half semi's a week along with smaller trucks for things like bread.

John C. also asked about detention basin, would that move? Andrew said yes it may.

**Steve Behney** stated he lives across the street from property, and it seems the magic carrot here is the meat and produce. Steve also said that residential housing is needed. Steve also questioned selling meat and vegetables, how is this going to sustain itself with the prices? No one answered the question.

**Craig Wagner** asked if there were a lot of people wanting residential? The question was not answered but Andrew stated that the Dollar General approached the Wesleyan Church, not the other way around. Pastor Dewayne Sites stated that was correct.

**Jason M.** commented with he lives across from a commercial property and it has never been an issue for him.

**Steve B.** responded that the industrial corridors as they are speaking of are storage units. Hugh said they are talking from Par-Kan and back to town limits.

**Dan** stated that everyone on the zoning commission are professional people and bring a lot of knowledge on all sides of the board. John C asked Dan if each board member on the rezoning committee indicate why they were voting no? Dan responded yes and it was compatibility, and everything you've heard tonight. Dan also stated that everyone on the commission are professional people and bring all sides to the board. Andrew stated that it didn't make sense that across SR 15 is zoned commercial, but they said no to this site being zoned commercial.

**John C.** asked one final question, will you widen Dixie Dr.? Answer was yes, 8ft proposed.

**Hugh** stated he was torn on the location. The land has set there as a cornfield for years and no one has or is coming in to build homes there. He said he is looking out for what he feels is the best for the town. When he moved here there were four groceries and a hardware store. You need conveniences here in town if you want people to move here and stay. He agrees with traffic possibly being an issue as well and he had also looked at other sites for the possibility of building and there was not a site big enough for that large of a building, parking, etc.

**Nichole** mentioned that convenience is what brings people in and makes them want to stay, gas prices are high, and some residence can use this versus waiting on a ride or driving into Warsaw or North Manchester.

**Jean** stated that she was in favor of housing and keeping it residential. Jean made the first motion to deny the rezoning request. Nichole countered that she is making the first motion to rezone to commercial. Hugh stated he is seconding Nichole's motion to rezone to commercial. Hugh made the all-in favor call, both he and Nichole voted aye, and Jean voted nay.

#### ***D. ARP- Treasury Change***

Tonya informed the council that the Treasury had made a final ruling for smaller municipalities to use a standard allowance of under \$10 million option for the ARP funding. She said this would also help in reporting factors, but the town would keep the same plan as outlined in the planning ordinance. Austin, Town Attorney, stated that a vote would need to be made to allow this. Nichole made first motion for the standard allowance, \$10 million ruling, Jean seconded it, all in favor, motion passed.

## **V. NEW BUSINESS:**

### ***A. Solid Waste Bids opening***

- **Borden**  
\$14.76 per unit, \$80,235.00 – with two clean-ups per year at \$1,0867.97. Pick up will be on Fridays, lawn waste is included, and 96-gallon containers will be distributed to residents. Anything over will be billed to each resident individually.
- **Stafford**

\$4,416.75 monthly, \$9.75 per homes, yard waste not included, pick up on Thursdays. Spring and Fall cleanup will be billed separately based on amount.

Tonya stated before the vote that she had a set amount of funds for trash services and there is not enough to cover the Borden quote. Nichole made first motion to stay with Stafford, Jean seconded, and Hugh all in favor, motion was passed.

***B. Proclamation- April Child Abuse Prevention Month***

CASA Director Erin Rowland introduced herself and described what CASA does. CASA is appointed to advocate for the best interest of a child in abuse court cases. They serve all of Kosciusko County. She said that blue pinwheels may be noticed throughout the county in April, this is to remind people that child abuse still exist and if you see something, say something. On April 26<sup>th</sup>, Hacienda is giving a percentage of the cost from meals to CASA. Clearwater Car wash on April 20<sup>th</sup> will also be donating a percentage of proceeds to CASA. Hugh read the proclamation allowed.

***C. Ordinance 04-01-22 Wage Amendment***

Nichole made first motion to amend the wage ordinance, Jean seconded it and Hugh all in favor, motion was passed.

***D. Radar Speed Signs, 2 quotes***

- Kleem was limited on signs
- Radar Signs \$13, 522, with extra \$275 for more detail (time, speed info)

Nichole made first motion to go with Radar Signs and to get all options, Jean seconded it, Hugh all in favor, motion passed.

**VI. CITIZEN COMMENTS/CONCERNS:**

**Pastor David Sullivan** asked to use memory park as National Day of Prayer on May 5<sup>th</sup> from 3:00pm-4:00pm and several churches were going to come together. Council was fine with it.

**John Conley** asked for a possible dog park for the town. Jason said that could bring on a whole lot of issues.

**VII. DEPARTMENT HEAD REPORTS:**

**a.) Jason McGlennen, Marshal Dept.:**

- \* Call history
- \* Asked for vacation April 25-29. Council was fine with that.
- \* 2 new tasers through Grant
- \* inquired if past ordinances had been paid, Austin said they had to his knowledge

**b.) Joey McNeal, Water Dept.:**

- \* Will be flushing hydrants on April 25-29.
- \* Memory Park needs pond cleaned, water fall leak needs fixed, found someone to do this for around \$700-\$800. Council ok with that. Need quote to replace rope.
- \* Solar Panels almost finished

**c.) John Conley, Fire Dept.:**

- \* 4 runs, 1 accident, 3 medical assists
- \* Furnace in office has been a problem for 5-6 years now, is it alright to start looking for quotes to replace? Hugh voiced its 19 years old needs replaced. Council gave their approval.
- \* Containers staying where they are as long as IDEM permits it? Will make it look as nice as possible. It will not be in the way of the Helipad.
- \* SCBA air pack bottles need refilled, half of the cost will be from the town and half from township, cost should be \$5,360.00 each. Not sure on amount for shipping, but it will be considered freight. Council is fine with it.
- \* May 14 is Fire auction, not as much stuff as previous years, will post on Facebook soon
- \* Golf outing scheduled for June 26<sup>th</sup>
- \* Asked the council to think about going in half with the township to purchase a rescue vehicle. An upgrade is needed from the current one. The rescue always goes to every call. The council will think about it.

*Chasity Sandy running for County Auditor* stood and introduced herself and just wanted to come and see how things were done in our meetings.

**VIII. CLAIM DOCKET:**

**\$143,959.23** in **claims** (Utilities Cash Flow/Rate Study, Site Preparation Solar Panels (ARP Fund), Bond Transfers) were paid. Jean made first motion to approve, Nichole seconded and Hugh all in favor, motion carried.

**IX. LETTERS:**

Tonya read qualifying amount for Leak letter from Jerry Wagner, who qualifies for sewer only adjustments. Nichole made a first motion to adjust sewer and Jean seconded it, Hugh all in favor, motion passed.

**X. MISCELLANEOUS:**

**a.) Next regular meeting** is scheduled for May 11, 2022 at the Silver Lake Town Hall beginning at 7:00pm.

**XI. ADJOURNMENT:**

Adjournment came at 8:30 pm with Nichole making first motion, Jean seconded and Hugh all in favor, motion carried.

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**HUGH MURFIN, COUNCIL PRESIDENT**

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**TONYA CONLEY, CLERK-TREASURER**