

RUSH COUNTY AREA PLAN COMMISSION

July 13, 2016 6:00 P.M.

MEETING CALL TO ORDER: by President Marvin Rees.

ROLL CALL: Marvin Rees, Kelly Land, Mark Bacon, Craig Trent, Tom Monka, Jeff Slaton, Phil Shanahan, Scott Barnes, Bryant Niehoff, Grant Reeves and Carmen Clark.

ABSENT: Ramona Turner and Shelly Wakefield.

PLEDGE OF ALLEGIANCE: President Marvin Rees led the pledge of allegiance. Marvin apologized to the audience for the words used at the previous meeting. He stated everyone will act like ladies and gentleman.

MINUTES: Jeff made a motion to approve the minutes from the June 8th meeting. Mark seconded the motion. All in favor. Motion carried.

OLD BUSINESS:

Rules of Procedure: It was decided after a discussion with additions and changes that Bryant would prepare and send the corrected version to the members before the next meeting. A vote to approve or deny can be done at the August 10th meeting.

Wind Energy Conversion Systems commercial ban: Grant stated there was confusion and miscommunication with the formal amendment process. It is resolved and the APC can proceed with the amendment. David Hiner found a problem with the number. Grant corrected the numbering issue. Jeff made a motion for a favorable recommendation of the text amendment as it stands. Tom stated that page 4 should be 175 feet not 200 feet. Marvin said it should be left in until they change the full ordinance. Kelly seconded the motion.

Jeff – in favor; Kelly – in favor; Mark – in favor; Craig – not in favor; Tom – not in favor; Scott – in favor; Phil – not in favor; Marvin – in favor. A favorable recommendation of the text amendment to ban commercial wind energy conversion systems will be sent to the commissioners to act on.

A-3 Zoning District 40-acre minimum lot size – Tom stated he wasn't sure about the 40 acres but it is what is written. Grant said the board needs to be fair about what it says and what has been done in the past. Jeff made a motion for Bryant to look into different options for the board to look at the 40-acre rule. Mark seconded the motion. All in favor. Motion carried.

NEW BUSINESS:

SUBDIVISION: APC2016-028– Keith Wilson is requesting a one (1) lot subdivision of 15.821 acres from a parent tract of approximately 55.475 acres. The property is located at 8479 W. 1100N, Carthage, IN. The

parcel 70-01-11-200-001.000-008 and is zoned A-3; Agriculture Regulated Livestock. Bryant gave his report and recommendation. Mark made a motion for primary and secondary approval with written commitments. Kelly seconded the motion. All in favor. Motion carried.

REZONE: APC2016-031 – Rod Brown is requesting a rezone of parcel 70-01-26-400-004.000-008 from A-3; Agriculture Regulated Livestock to A-1. The property is located at 7002 N. Blue River Road, Carthage, IN. The parcel is landlocked because of a previous split. He cannot split two different zonings. Jeff made a motion to make a favorable recommendation to the Rush County Commissioners to rezone to A-1. Scott seconded the motion. All in favor. Motion carried.

SUBDIVISION: APC2016-029 – Rod Brown is requesting a one (1) lot subdivision of 5.961 acres from a parent tract of approximately 57.26 acres. The property is located at 7350 N. Blue River Road, Carthage, IN. The parcel 70-01-25-301-003.000-008 and is zoned A-1. Jeff made a motion for primary and secondary plat approval. Craig seconded the motion. All in favor. Motion carried.

APC2016-030 – Rod Brown is requesting a one (1) lot subdivision of 3.730 acres from a parent tract of 23.968 acres. The property is located at 7002 N. Blue River Road, Carthage, IN. The parcel 70-01-26-400-004.000-008 and is zoned A-3; Agriculture Regulated Livestock. Craig made a motion for primary and secondary plat approval. Jeff seconded the motion. All in favor. Motion carried.

APC2016-033 – Scott Mann is requesting a one (1) lot subdivision of 3.444 acres from a parent tract of 80 acres. The property is located at 2200 N. 980W, Arlington, IN. The parcel 70-05-22-300-002.000-006 and is zoned A-3; Agriculture Regulated Livestock. Jeff made a motion for primary and secondary plat approval. Mark seconded the motion. All in favor. Motion carried.

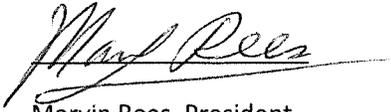
REPORTS:

Director: Bryant stated that Shelly's contract with the county and JPZO Governing Board had been approved. She is working on the RFQ for possible companies that will help with the comprehensive plan. Bryant is working on developing a steering committee for the comprehensive plan. It will have around 20 members from the county. It will be a diverse group of citizens from the county. The zoning ordinance will be completed after the comprehensive plan.

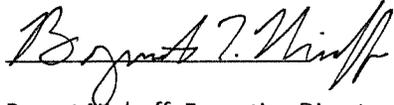
APC member Jeff Slaton apologized to the audience and APC members Tom Monka and Craig Trent for his harsh words used at the previous meeting.

AUDIENCE PARTICIPATION: None.

ADJOURN: Mark made a motion to adjourn. Jeff seconded. Meeting adjourned at 7:34PM.

A handwritten signature in cursive script that reads "Marvin Rees". The signature is written in black ink and has a horizontal line underneath it.

Marvin Rees, President

A handwritten signature in cursive script that reads "Bryant Niehoff". The signature is written in black ink and has a horizontal line underneath it.

Bryant Niehoff, Executive Director