

Area Planning Commission

Minutes February 13, 2019

6:00 P.M.

President Rees called the meeting to order at 6:00 P.M.

President Rees asked for a roll call. Roll Call: Present were Bruce Levi, Ralph Adams, Kelly Land, Phil Shanahan, Ben Wicker, Tom Monka, and Marvin Rees. Also present was attorney Jeff Wesling and Executive Director Gregg Duke. Absent was Jeff Slayton.

President Rees stated the January minutes were not sent to the Board earlier and suggested they be approved at the next meeting to allow the member's time to review. Mr. Shanahan moved to delay approving the January meeting minutes until the March meeting. Mr. Monka seconded the motion. Voice vote for approval was unanimous.

New Business:

1. **APC 2018-49** Janice and Donald Apple and Dorothy Williamson are seeking Secondary Plat approval for a 1.58 acre subdivision at 9931 W. 1000 North in Ripley Township. Gregg read staff findings of fact and noted Variances were approved by the BZA on February 12, 2019 for a lot size less than forty acres, a front yard setback less than 100 feet. Staff recommendation was for approval. After limited discussion and no public input. President Rees called for a motion. Mr. Wicker motioned to approve, seconded by Mr. Land. Voice vote for approval was unanimous.
2. **APC 2018-50** Joyce Thompson, Suzanne Fry, and Agent Andy Scholle are seeking Secondary Plat approval for a 1.125 acre subdivision at 3322 E. 1000 South in Richland Township. Gregg read staff findings of fact and noted Variances were approved by the BZA on February 12, 2019 for a lot size less than forty acres, a front lot width less than 250 feet, and a front yard setback less than 100 feet. Staff recommendation was for approval. After limited discussion and no public input. President Rees called for a motion. Mr. Monka motioned to approve, seconded by Mr. Adams. Voice vote for approval was unanimous.
3. **APC 2018-51** Charlie Smith, and Agent Andy Scholle are seeking Secondary Plat approval for a 23.275 acre subdivision in the 9000 Blk or Highway 52 West in Posey Township. Gregg read staff findings of fact and noted Variances were approved by the BZA on February 12, 2019 for a lot size less than forty acres. Staff recommendation was for approval. After limited discussion and no public input. President Rees called for a motion. Mr. Shanahan motioned to approve, seconded by Mr. Monka. Voice vote for approval was unanimous.

4. **APC 2018-53** Elmer and Ida Knepp, and Agent Andy Scholle are seeking Secondary Plat approval for a 3 lot subdivision of 6.2, 6.0, and 2.0 acre subdivisions at 9308 Prill Road in Orange Township. Before the staff report was read, Mr. Duke asked President Rees to reorder and allow the petitioner to comment before findings of fact were read. Agent Andy Scholle requested this petition be withdrawn so the owner could adjust the survey lines. Mr. Adams motioned to allow the petition to be withdrawn, seconded by Mr. Shanahan. Voice vote for approval was unanimous. Mr Scholle then requested the Board to waive the requirement of a six (6) month waiting period to refile. Mr. Wicker motioned to waive the six (6) month waiting period, seconded by Mr. Land. Voice vote for approval was unanimous.

5. **APC 2018-54** Phil and Cindy Ramsey are seeking Secondary Plat approval for a 5.261 acre subdivision in the 5000 block of S. 975 West in Orange Township. Gregg read staff findings of fact and noted Variances were approved by the BZA on February 12, 2019 for a lot size less than forty acres. Staff recommendation was for approval. After limited discussion and no public input. President Rees called for a motion. Mr. Land motioned to approve, seconded by Mr. Wicker. Voice vote for approval was unanimous.

6. **APC 2019-1** Harold, Steven, and Holly Souder are requesting a subdivision located at 1635 W. 900 North in Center Township. Gregg read staff findings of fact and noted Variances should be required by the BZA for a lot size less than forty acres, a minimum lot width less than 250 feet, and two private water wells less than 50 feet from property lines. Staff recommendation was for approval. The petitioner nor an agent attended the meeting. Gregg suggested that the petitioner be granted a one month extension to appear. President Rees called for a motion. Mr. Monka motioned to approve an extension, seconded by Mr. Levi. Voice vote for approval was unanimous.

7. **APC 2019-2** Jerry Knecht is requesting a subdivision located at 5267 South Base Road in Anderson Township. Gregg read staff findings of fact and noted Variances should be required by the BZA for a lot size less than forty acres, and a front yard setback less than 100 feet. Staff recommendation was for approval. James Knecht gave a brief presentation. After limited discussion and no public input. Mr. Rees called for a motion. Mr. Monka motioned to approve, seconded by Mr. Land. Voice vote for approval was unanimous.

8. **APC 2019-4** Doris Hungerford Trust and agents Michael and Carolyn Wicker are requesting a subdivision located in the 350 Block of W. 650 South in Anderson Township. Ben Wicker requested to be recused from this petition because of family ties with the petitioner. Gregg read staff findings of fact and noted Variances should be required by the BZA for a lot size less than forty acres, and a front lot width less than 250 feet. Staff recommendation was for approval. Michael Wicker gave a brief presentation. After limited discussion and no public input. Mr. Rees called for a motion. Mr. Monka motioned to approve, seconded by Mr. Land. Voice vote for approval was unanimous.

Old Business:

None

Reports:

Attorney: Nothing

Director: Nothing

Adjournment President Rees asked for a motion to adjourn. Motion by Mr. Shanahan to adjourn, seconded by Mr. Wicker. Voice vote to adjourn was unanimous.

Minutes approved March 13, 2019

President - Marvin Rees

Secretary – Gregg Duke