

Area Planning Commission

Minutes February 12, 2020

6:00 P.M.

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

Roll Call: Present were Bruce Levi, Ralph Adams, Jeff Slaton, Kelly Land, Tom Monka, Phil Shanahan, Ben Wicker, and Marvin Rees. Also present was attorney Jeff Wesling and Executive Director Gregg Duke. Absent was Mary Richardson.

Approval of Minutes: January 8, 2020 Mr. Rees asked for additions or corrections to the January 8, 2020 minutes. Hearing none Mr. Rees asked for approval. Mr. Adams motioned to approve, seconded by Mr. Wicker. Minutes were unanimously approved by voice vote.

New Business:

- 1. APC 2019-43** Charles and Mary Justice and Dayrl and Lynda Raab are requesting secondary approval for a subdivision located at 3337 S. 725 West in Walker Township. Gregg read staff findings of fact and noted Variances to 7.10.2(a&b) were approved by the BZA on February 11, 2020. Staff recommendation was for approval. Mr. Rees called for a motion. Mr. Slaton motioned to approve, seconded by Mr. Adams. Voice vote for secondary approval was unanimous.
- 2. APC 2019-47** Eakins Family Trust and Trustee Carolyn Meyer are requesting secondary approval for a subdivision located at 2914 W 450 North in Jackson Township. Gregg read staff findings of fact and noted Variances to 7.10.2(a & d1) were approved by the BZA on February 11, 2020. Staff recommendation was for approval. Mr. Rees called for a motion. Mr. Wicker motioned to approve, seconded by Mr. Slaton. Voice vote for secondary approval was unanimous.
- 3. APC 2019-50** RNP LLC and agent Andy Scholle are requesting secondary approval for a two lot subdivision located at 3609 East Orange Pike in Noble Township. Gregg read staff findings of fact and noted Variances to 7.10.2(a&b) were approved by the BZA on February 11, 2020. Staff recommendation was for approval. Mr. Rees called for a motion. Mr. Shanahan motioned to approve, seconded by Mr. Monka. Voice vote for secondary approval was unanimous.
- 4. APC 2019-46** Danna Hough is requesting a three-lot subdivision located at 7865 W. 800 North in Ripley Township. Gregg read staff findings of fact and noted Variances should be required by the BZA for a lot sizes larger than two acres, and lot frontage of less than 200 feet. Staff recommendation was for approval. Gregg then read two letters in

opposition of the subdivision. The first was from Joann Schwartzkopf at 9264 S 100 West, Westport, Indiana. Gregg noted the letter of opposition did not reference an address just subdivision near Carthage. The second letter in opposition was from Terry and Kathy Gibson not wanting to see homes built on the subdivided property. Rodney appeared as Mrs. Hough's agent and explained the subdivisions were for separation of house and farm ground and building would be difficult on most of the land due to floodplain. Mr. Slaton commented people often mistake subdivisions are only for large housing, which is not true. No further discussion and no public input. Mr. Rees called for a motion. Mr. Slaton motioned to approve, seconded by Mr. Wicker. Voice vote for approval was unanimous.

5. **APC 2020-2** Linda K. Petty and agent Andrew Murray are requesting a three-lot subdivision located at 2145 S. Flatrock Road in Rushville Township. Gregg read staff findings of fact and noted no variances should be required by the BZA. Staff recommendation was for primary and secondary approval. Agent Andy Murray had nothing further to add. No further discussion and no public input. Mr. Rees called for a motion. Mr. Slaton motioned to approve, seconded by Mr. Adams. Voice vote for approval was unanimous.
6. **APC 2020-3** Gerald Solomon and agent Andy Scholle are requesting a subdivision located at 8100 W. 550 South in Orange Township. Gregg read staff findings of fact and noted Variances should be required by the BZA for a lot sizes less than forty acres, and front yard setback less than 100 feet. Staff recommendation was for approval. Agent Andy Scholle gave a brief overview of the subdivision. Mrs. Rees asked for public comment. Mrs. Schwier asked if there was going to be livestock there. Gregg said that was not the intent, but it is in the Regulated Livestock district and confined feeding operations can go in that district. After no further public input or Board discussion Mr. Rees called for a motion. Mr. Adams motioned to approve, seconded by Mr. Land. Voice vote for approval was unanimous.

Old Business:

Due to weather conditions, the Board decided to continue the A-3 discussion until next meeting.

Reports:

Attorney: Nothing

Director: Gregg showed four slides to introduce five new sections he would like to add to the Rush County Zoning Ordinance and maps as overlays on the Floodplain district. It would be for areas in zone x that are protected by levees or other areas not under DNR jurisdiction. After reviewing the information the Board requested him to proceed.

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

Minutes approved March 11, 2020

President - Marvin Rees

Secretary – Gregg Duke