

AREA PLAN COMMISSION MEETING

MAY 12th, 2021

6:00 P.M.

**ROLL CALL:** Kenny Aulbach, Denny Corn, Vice President, Ron Jarman, Kelly Land, Tom Monka, Justin Orme, Mary Richardson, Marvin Rees, President. Jeff Amos wasn't present at the beginning of the meeting. Also present was Attorney, Geoff Wesling, Director & Secretary, Gregg Duke, Assistant, Linda Ashwill.

**APPROVAL OF MINUTES:** April 14th, 2021 Marvin asked if there were any additions or corrections. Hearing none, a motion was made by Ron and Seconded by Denny to approve the minutes as written. All in favor. Minutes Approved as written.

**NEW BUSINESS:**

**1. APC-2021-11 Norman Voiles and agent Scott Brett** are requesting secondary approval for a one-lot subdivision located at 1065 South Airport Rd in Rushville Township. Mr. Voiles received primary plat approval to create a .14 acre (6050 square feet) subdivision on April 14th, 2021 contingent upon variance which was received on May 11th from the BZA. Ron made the motion for this Secondary plat approval. Seconded by Justin. All were in favor. Subdivision approved.

**2. APC-2021-14 Bacon Family Farms LLC** and agent Andy Scholle are requesting a one-lot Subdivision located at 10,000 block South 400 West in Orange Township. The original parcel of land is 104.737 acres. This subdivision is for 2.206 acres. This subdivision meets all Development Standards as set forth in the A-3, Regulated Livestock District of the Rush County Zoning Ordinance. The remainder of the parent parcel will remain compliant. Since there are no variance required, planning staff recommends primary and secondary plat approval. This subdivision is requested so a dwelling can be built. Hearing no objections from Board or audience Ron made the motion for approval and seconded by Denny. All in favor. This one lot subdivision approved.

**3. APC-2021-16 Mark & Cheryl Highsmith** and agent Harold Gibson are requesting a three-lot subdivision located at 8141 West 100 North in Posey Township. The original parcel has 36.454 acres. The subdivisions are for 7.063, 7.963, and 14.403 acres leaving the parent parcel with 8.465 acres. The land is being subdivided for estate planning & a building lot. This application complies with Title IV, Procedure, of the Subdivision Control Ordinance. All neighbors were notified by mail. Mr. Highsmith stated they have horses on the property presently. He wants to build a home and pole barn on one lot. In the future their daughter might want to build on a lot. Their son and daughter-in-law will live in the dwelling currently on the property. The only reason they are wanting to separate into these different lots is to give the kids an opportunity to get a mortgage they could afford.

Marvin asked questions from the Board. Mary made the comment to make it clear in the minutes that their decisions are based on what the potential of what the zoning is. Not what the owner's current plan is. Justin was concerned about the section density. There was no questions from the audience. The Board having no more questions a vote was taken with a nay vote. Roll call vote was taken. There was seven Ayes and two Nays. Motion for this subdivision was passed.

**4. APC 2021-17 Walter and Darlene Richardson** and agent Tim Yazel are requesting a property rezone at 1203 West Old SR 44 in Rushville Township. There was not a representation for this application. Geoff said the Board could continue or reject it and also stated there is some application issues. Gregg said he was missing an affidavit so he would say we can't proceed. In our rules and procedure due to lack of prosecution we can deny. Kenny asked the question if denied how long they have to wait until this can be brought to the Board again. Gregg stated they would only have to wait a month in this particular case. The property has changed hands so a different applicant would be filing for this. That is the reason being a month instead of six months. Marvin asked what the Boards pleasure was. Ron made the motion to deny this rezone. Seconded by Denny. All I favor. This rezone was denied.

**OLD BUSINESS**

**REPORTS:**

**Attorney:** Geoff stated he had nothing else.

**Director:** Gregg stated he had on the agenda to discuss zoning changes. He said they do not have to discuss this evening. He would recommend that a good way to move forward with would be for the Board to email him a list of what you think is wrong. What they might need to be changed in his redline version. Then he can assemble this before the next meeting. It's the Board's pleasure. Gregg said he had nothing else.

**ADJOURNMENT:**

Denny made the motion to adjourn. Seconded by Tom. All in favor. Meeting adjourned at 6:20 P.M.