

RUSH COUNTY
AREA PLANNING COMMISSION MEETING MINUTES

NOVEMBER 2ND, 2022

6:00 P.M.

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

ROLL CALL: Jeff Amos, Kenny Aulbach, Secretary, Denny Corn, Ron Jarman, Kelly Land, Tom Monka, Marvin Rees, President. Also present was Attorney, Geoff Wesling, APC Director, Mike Holzback, and staff secretary, Linda Ashwill. Mary Richardson was not present, Justin Orme wasn't present at the beginning of the meeting but came in later.

APPROVAL OF MINUTES: For October 5th, 2022 meeting., Denny made the motion to approve. Seconded by Jeff. Minutes were approved as written.

NEW BUSINESS:

1. **APC-2022-34** Rezoning of properties from Flood Plain to Residential on North Carthage Pike.

There were 34 parcels and 26 property owners where the property needed to be rezoned to residential. Kelly made the motion to rezone these parcels to residential. This was seconded by Ron. Motion was past to give a favorable recommendation to the Commissioners to change these parcels to residential.

2. **APC-2022-39** Rezone of Ag Production Enterprises/ Robert Pumphrey property at 1796 East 200 South from Manufacturing to A-3, Regulated Livestock. Parcel 70-11-09-400-002.000-010. Andy Scholle, surveyor from Decatur County, was the representative for this petition.

Finding of Facts: **1.** This parcel is adjoined by A-3 Zone on the North, East, and South sides. **2.** This Parcel is ½ of a 331-acre field that has been that has been production crops for decades. **3.** Farmland surrounds this entire area with crops & livestock. **4.** Meyer Farm to the West is Manufacturing and Blankman Farm on the Northwest corner is zoned Residential. **5.** Manufacturing of any kind has not moved to the East of Rushville.

Mr. Scholle stated Mr. Pumphrey wanted to divide the farm house and barns from the acreage to sell the dwelling. Marvin asked for discussion from the Board and audience. Hearing none. Ron made the motion to present a favorable recommendation to rezone this parcel as A-3. This was seconded by Jeff. All were in favor. A favorable recommendation will be presented to the Commissioners at their next meeting on November 7th, 2022.

3. **Discussion of appointees for the Board:** The following have terms ending on this Board at the end of 2022-Ron Jarman-Appointed by Commissioners, Denny Corn-appointed by County Council, Jeff Amos-appointed by School Board, Kelly Land-appointed by he Town of Carthage. Ron stated he was going to take Kenny's place. Denny said if the Council appointed him he would stay on. Jeff said the School Board would meet next week for their meeting. He stated he would stay on if asked. Kelly said he was staying on.

OLD BUSINESS:

Complaint 2021-11 Mike asked for direction from the Board on this situation. After further discussion, a motion was made and seconded that the property involved would be boarded up since tenants were to evacuate by previous notices. There is no septic system and lot is not large enough to accommodate such.

Discussion of December Meeting Date: All were in favor to leave the December meeting up to the discretion of the President, Marvin Rees, if one would be needed.

REPORTS:

Director: Mike Holzback

Mike stated he has a meeting with an attorney with Janzen Agricultural Law, LLC, this Friday to talk about a 6,000-cow dairy, to be located south of Glenwood.

He issued a Verizon cell tower permit, which was applied for back to 2020 for Kevin & Carol Geise at 8703 West 400 North in Arlington this week.

There was a request for further setback on Solar Farms. Mike received this over the phone. He told the caller to get the setback changed they would have to bring it before the Board.

Complaint 2022-5 On Junk cars in Manilla has been resolved.

Complaint 2022-11 Both parties have come into the office to talk. The property has been cleaned up. Mike told them both there wasn't anything this office could do to solve the issues between them personally.

Hoosier Solar probably will not have anything completed until after the first of the year.

Attorney: Geoff Wesling

Geoff stated he had nothing further to add at this time.

Marvin asked if there was anything further to come before the Board. Hearing none, he asked for a motion to adjourn.

ADJOURNMENT: Motion was made by Ron to adjourn. Seconded by Denny. All were in favor. Meeting was adjourned at 6:40 P.M.