

APC Board minutes February 5th, 2025.

***Chairman Jeff Amos opened the meeting at 6:00 p.m. and read the title VI statement.**

***Roll Call: Present: Jeff Amos, Virgil Bremer, Kelly Land, Lesia King, Justin Orme, Mary Richardson, Attorney Geoff Wesling, Director mike Holzback. Absent: Kenny Aulbach, Denny Corn, Marvin Rees.**

***Minutes of January 8th meeting were approved on a motion from Virgil seconded by Lesia. All voted aye.**

***APC-2025-1: An addition to paragraph 7.11.4 “or for any other reason” in order for an applicant to appear before the BZA for a CFO special exception was discussed. After the director read findings of fact, board members agreed to add the sentence. Jeff opened the public hearing, and no one spoke in favor or against the addition. Jeff then closed the public hearing and asked for a motion. Mary moved to approve a favorable recommendation to the commissioners. A second to the motion was made by Justin Orme, all voted aye. The addition will be taken to the commissioners for their approval to amend the ordinance 7.11.4.**

***Director Holzback informed the board of a request to amend the zoning maps of residential properties in and around Glenwood that are zoned commercial. The board agreed to advertise a public hearing at the March 5th meeting. The director will send certified mail notices to those parcel owners and adjoining owners. Also, put in a legal notice in the paper.**

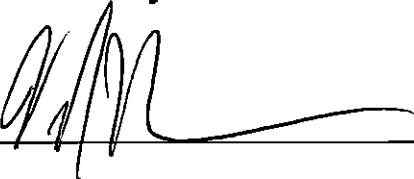
***Director Holzback reported on Judge Bailey’s ruling in favor of the BZA decision for Hulsbosch Dairy. He also gave some information on the Lilly Gift VIII which will need to have a Unified Development Ordinance for Blight Elimination.**

***Attorney Geoff Wesling reported a more in-depth synopsis of Judge Bailey in favor of the BZA. Geoff also gave input regarding the process of the UDO needed.**

*** Committee Report: Virgil gave an update on the ordinance committee discussions, possible solar ordinance replacement, and a proposal from**

HWC to write the UDO. Discussion on what the board felt about the HWC proposal. Questions arose about what the scope of their work would cover and what input the board would like to keep as is. Questions were presented if HWC would review and update the entire ordinance. No decision was made on this proposal until these questions have an answer from HWC personnel. Geoff's input was we should take advantage of the Lilly money to have HWC review the ordinance if in fact that is what they are proposing. Director Holzback said he would be 100% in favor of HWC proposal because they just wrote the 2024 comp plan and are very familiar with Rush County through that process. More information will be obtained from Bryan Stumph, ordinance writer for HWC, when he returns from a trip he is currently on. It was felt the solar ordinance should be decided on and possibly set for a public hearing in April. This is the most pressing issue to get accomplished before July 1st, 2025.

***Kelly Land made a motion to adjourn the meeting seconded by Virgil and all voted aye.**



Jeff Amos Chairman



Kenny Aulbach Secretary