

**AREA PLAN COMMISSION
MINUTES
June 1, 2015**

THE MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, June 1, 2015 at 7:00 PM at a regularly scheduled meeting on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana.

Members present: Bob Bothwell, Myron Brankle, Mike Burton, Stacy Clupper, Chuck Draine, Tony Manry, Rex Maynard, Jim McWhirt, Bob Monroe, Tyson Nuckols, Karen Owen, Dick Treon and President, John Bonham.

Staff present: Executive Director Steve Niblick, and Recording Secretary Debbie Wallace.

John Bonham opened the meeting with the Pledge of Allegiance.

John Bonham welcomed Tony Manry, from Van Buren, who replaced Dennis Sexton, and Dick Treon, from Fairmount, who replaced David Mantor; to the board.

Minutes:

Tyson Nuckols moved Bob Bothwell seconded to approve the February 2, 2015 minutes. All members present voting yes, vote 13-0; motion carried.

Docket: 02FP-15 **Public Hearing** **Name:** Bahama Subdivision

Address: immediately north of S 900 E, Marion

Zoning District: Agriculture

Legal Description: Being 19.75 acres more or less, located in the Northwest quarter of Section 27, Monroe Township, Grant County

Request: create a four (4) lot residential subdivision

Don Wimmer, PO Box 547, Marion, was present representing the petitioners. This is a four (4) lot residential subdivision, each lot will be 4.75 acres; there will be a common driveway that will be shared by all four lots. The driveway does cut lots one & two in half; no other way to fit it. There is a thirty foot drainage easement developed not county maintained, this is in case it is needed in the future. There is an eight inch pipe from the east adjoiner and that will allow the runoff from the east. The easement for the private drive is on the dedication of the plat and each owner would share the cost of maintaining, upkeep etc. Each lot will have its own well and septic system. All allowable splits from the parent tract were used. There is an existing pole barn that currently sits in the middle of the proposed driveway that will be relocated to one of the lots.

Niblick – All requirements for the plat were met, Drainage board approved drainage plan, no negative comments from any utilities where received. Any changes made to the proposed plat would take another hearing for approval.

Objectors:

A petition objecting to the proposed subdivision was submitted to the office May 29, 2015; it has not submitted in time to mail to the board members. Petition was signed by eight addresses with the following concerns: 1) neighbors do not want growth that will increase property taxes 2) reduce farmland, 3) less land for wild life, 4) loose peace and quiet, 5) subdivision would increase insurance liability, and 6) destroy crops because of trespassing.

Phillip Degenkolb, 3155 S 900 E, Marion – owns the property to the north, has a difficult time getting out of his drive now, feels the subdivision will increase the problems with traffic that already exist.

Beth A. Degenkolb, 3155 S 900 E, Marion – feels the subdivision will have issues with septic systems, just planted pines along the back property line and hit water within two inches of digging down; bought this property so they would not have close neighbors; this will reduce value of their property; reduce their privacy; impede their quality of life. They hunt and have a shooting range already established that is aimed toward where the proposed house would be built; that they will no longer be able to utilize the shooting range because the distances to the new homes would not be far enough away. They are worried about trespassers and damage they might be done to their property.

David S Degenkolb, 3155 S 900 E, Marion – questioned if people could phone in their objections.

Chris McKim, 114 W 8th Street, Matthews – he is one of the four property owners and plans on building a home; soil tests have been done on all four lots.

Tiffany Bell, 146 W Indiana, Upland – has been looking for over two years to find the right property – wants to clarify the subdivision consists of four lots, will have no “spec homes” some information going around has been incorrect.

Niblick – APC board has more of a managerial role; if the design standards in the ordinance are met the board has very little discretion unless subdivisions are prohibited the board has obligation to approve the plat. The final plat that will be signed must show the dimensions of the private drive; this should be made part of the motion. The plat can be approved tonight, however there is a thirty day waiting period before the plat may be signed and recorded. No building permits will be issued until everything is recorded, along with all other requirements for the permit.

Motion: Bob Bothwell moved Tyson Nuckols seconded to approve Docket #02FP-15 with the final drawing showing the fifty (50) feet easement for the private drive. Vote 13 - 0; motion carried.

Public Hearing was closed at 8:00 PM.

Other business:

Bob Bothwell passed out staff development evaluations to all board members. There are three pages that need to be filled out and please return this within the next week. The board members do not have to sign the evaluation if they choose not to. Asking for the board’s perception of Steve and his ability to do his job. The Executive committee will then meet to discuss Steve’s strengths, weaknesses and have a meeting with Steve to follow up on the comments and/or suggestions submitted.

There being no other business, meeting adjourned at 8:37 PM.

John Bonham, APC President