

AREA PLAN COMMISSION
MINUTES
May 2, 2016

THE MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, May 2, 2016 at 7:05 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, Chuck Briede, Mike Burton, Stacy Clupper, Rex Maynard, Jim McWhirt, Bob Monroe, Tyson Nuckols, Karen Owen, Dick Treon and President, John Bonham.

Members absent: Tony Manry.

Staff present: Executive Director Steve Niblick, APC attorney, Bruce Elliott and Recording Secretary Debbie Wallace.

John Bonham opened the meeting with the Pledge of Allegiance.

Minutes: Tyson Nuckols moved Karen Owen seconded to approve the April 4, 2016 minutes. All members present voting yes; vote 12-0; motion carried.

Docket: 02P-16 **Public Hearing** **Name:** Stamper Addition replat (cont.)

Address: Southeast corner of Berry & Hope Drive, Upland, Indiana, Grant County

Zoning District: Residential-4

Legal Description: being 1.58 acres more or less and located in the Northeast Quarter of Section 10 in Jefferson Township, Upland Corp, Grant County, Indiana.

Request: replat lots 6 – 11 in Stamper Addition

Don Wimmer, PO Box 547, Marion, President of Wimmer Land Surveys, was present representing the petition. This was continued from last month's meeting. The Drainage Board did not agree with the initial proposed reduction of the drainage easement; they did not realize that farm ground drained into the Jefferson ditch. The Drainage Board has since approved a reduction along the north end of lot ten (10) down to thirty (30) feet on the east side of the ditch and the easement will widen out to seventy-five feet (75) as the ditch goes south. The ditch divides lots nine (9) and ten (10). The County will continue to maintain the ditch because farm fields drain into it. The restrictive covenant states that the owner of the apartments will have access to the utilities.

Steve Niblick, Mr. Wimmer was requested by the Area Plan office to combine lots nine (9) and eleven (11) to make a lot large enough to build on. This will reduce the number of lots in the subdivision by one (1).

No objectors were in the audience or on file.

Motion: Tyson Nuckols moved Bob Bothwell seconded to approve Docket #02P-16; all members present voted yes. Vote 12-0; motion carried.

Docket: 01FP-16 **Public Hearing** **Name:** Webster Subdivision

Address: immediately south of 11411 S 450 E, Fairmount, Indiana, Grant County

Zoning District: Residential-Suburban (RS)

Legal Description: being 1.58 acres more or less and located in the Northeast Quarter of Section 10 in Township, Grant County, Indiana.

Request: create a one (1) lot residential subdivision

Don Wimmer, PO Box 547, Marion, President of Wimmer Land Surveys, was present representing the petition.

The new lot will not meet the width to depth ratio and has to be approved through the subdivision process. The subdivision has received approval from the drainage board. The lot will have a home built on it at a later date.

Steve Niblick – the width to depth ratio is found under the Subdivision control ordinance, APC must grant a waiver of how the lots of a subdivision are laid out. BZA can only approve variances from the Zoning ordinance.

Josh and Stephanie Webster, 1491 S 600 E, Marion; his parents own the property; currently she and her husband are living with her grandmother to help take care of her, once they no longer are doing that they would like to build a home on the new lot.

No objectors were in the audience or on file.

Motion: Bob Bothwell moved Myron Brankle seconded to approve the waiver on the width to depth ratio for Docket #01FP-16. All members present voted yes. Vote 12-0; motion carried.

Motion: Jim McWhirt moved Bob Bothwell seconded to approve the preliminary and final plat for Docket #01FP-16. All members present voted yes. Vote 12-0; motion carried.

Other Business:

Fairmount OCRA grant – this would help Fairmount with new sidewalks, curbs and street lights; there is nothing in the proposal that would go against the comprehensive plan.

Dick Treon – the town of Fairmount is working with Main Street Fairmount, the town would match the grant. The decision on who gets the grant will not be made until December.

Steve Niblick – received a notice from the City of Marion concerning a block grant to demolish the Dan Mar apartments in Marion across from the post office. They wanted to know if Area Plan had any environmental concerns about this location. The office also received a notice of a petition to vacate a portion of an undeveloped street in Jonesboro; the city does not maintain it.

Steve Niblick reviewed the monthly reports. The office has paid for three (3) demolitions in the Landess area; those were paid out of the unsafe fund. Title searches are done prior to any demolition.

There being no other business, Chuck Briede moved Jim McWhirt seconded to adjourn the meeting; meeting adjourned at 7:55 PM.

John Bonham, APC President