

**GRANT COUNTY AREA PLAN COMMISSION  
GRANT COUNTY OFFICE COMPLEX**

**Minutes**

**August 2, 2021**

**7:00 PM**

1. Call to Order

Mr. Briede called the meeting to order at 7:10 PM with all members present except Mr. Couse, Mr. Hedrick, & Mr. Maynard, & Mr. Monroe. Mr. Nuckols was present via phone.

Staff present were Ryan Malott, Executive Director; Nicole Bailey, Code Enforcement; Aaron Elsworth, Building Inspector; Kyle Persinger, APC Attorney; and Brenda Harrison, Executive Administrative Assistant.

2. Pledge of Allegiance

3. Approval of Minutes

Mr. Caudill moved, and Dr. Brankle seconded a motion to defer the minutes of the June 7, 2021 meeting. Dr. Bothwell, Mr. Brankle, Mr. Caudill, Mrs. Jones, Mr. Leming, Mr. Mowery, Mr. Nuckols, and Mr. Todd voted yes. Motion carried.

4. Public Hearings

4.1 **Docket 01FP-21 final**

**Replat of Lot 1 of Westgate Acres Subdivision (continued)**

Mr. Briede opened the hearing. Rudy Vugteveen represented the petition. He stated that the Clevenger's have moved, and the new owners are waiting for this to finish. Mr. Vugteveen answered questions from the board.

There were no objectors. Hearing was closed.

Mr. Mowery moved, and Mr. Caudill seconded to give a favorable recommendation to the Town of Fairmount.

4.2 **Docket 06Z-21 Mark Leming requesting to rezone from R3 to LB**  
public hearing was continued due to lack of notification to the adjacent neighbors.

5. Reports

5.1 Litigation

APC Attorney, Mr. Persinger explained the Resolution of Electronic Participation at Meetings.

Dr. Bothwell moved to approve the Resolution for Electronic Participation at Meetings; Mr. Nuckols seconded. Dr. Bothwell, Mr. Brankle, Mr. Caudill, Mrs. Jones, Mr. Leming, Mr. Mowery, Mr. Nuckols, and Mr. Todd voted yes. Motion carried.

## 5.2 Executive Director

Mr. Malott stated that he has been working on several projects

- Ordinance for Solar & Cost – Mr. Malott explained to the board that he was working on an ordinance for Solar Energy.
- Ordinance Amendments for Accessory Structures – Mr. Malott explained that shipping containers can be used for temporary storage for six months during construction. Nothing in our ordinance regarding connex containers. If considered an accessory building they would go up everywhere, we wanted some regulations added to our ordinance.

Dr. Bothwell moved to approve a recommendation to the Towns and the Commissioners for the Ordinance for Connex Containers; Mrs. Jones seconded. Dr. Bothwell, Mr. Brankle, Mr. Caudill, Mrs. Jones, Mr. Leming, Mr. Mowery, Mr. Nuckols, and Mr. Todd voted yes. Motion carried.

- Ordinance Amendment for Yards & Setbacks – Amend item E which says 30 inches or less but should say 30 inches or more. And to add item H for encroachment. Wanted something for Area Plan and the Highway Dept.

Dr. Bothwell moved to approve a recommendation to the Commissioners for the Ordinance Amendment for Yards & Setbacks; Mr. Caudill seconded. Dr. Bothwell, Mr. Brankle, Mr. Caudill, Mrs. Jones, Mr. Leming, Mr. Mowery, Mr. Nuckols, and Mr. Todd voted yes. Motion carried.

- Demo Contract – Have individuals that would rather sign a contract in lieu of going to court. This is mainly for review.
- Ordinance for Signs – Have a situation with animated and changeable signs. We are working on Digital Sign Ordinance. Upland has 6 signs in an area that only allows 1 sign per 200 ft., there are no permits on some and some are too high. Working with town to fix this problem. Wanted something for Area Plan that can regulate these signs.
- Executive Secretary – Transferred unused money to the part-time position. Want to make full time. Job has been posted for 1 week. Have restrictions removed for current part-time position and was given an extra \$5000 to cover.

- Budget Review – Run down of major changes, including demos for this year and demos for next year.  
Nicole Bailey explained the process for violation cases.

6. Correspondence and Other Business

6.1 Next scheduled meeting – September 13, 2021

7. Public Input  
None noted.

8. Adjournment  
Mr. Caudill moved to adjourn the meeting at 8:14 PM.

  
Chuck Briede, APC President