

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

**October 4, 2021  
7:00 PM**

1. Call to Order

Mr. Briede called the meeting to order with all members present except Mr. Hedrick, Mr. Monroe, and Mr. Todd.

2. Pledge of Allegiance

3. Approval of Minutes

Mr. Nuckols moved, and Mrs. Jones seconded to approve the minutes of September 13, 2021 with corrections. Dr. Bothwell, Mr. Brankle, Mr. Caudill, Mrs. Jones, Mr. Leming, Mr. Maynard, Mr. Mowery, and Mr. Nuckols voted yes. Mr. Couse abstained. Motion carried.

- Corrections were suggested by Dr. Bothwell & Mr. Malott, these corrections were made to official minutes.

4. Hearing

**Docket #02FP-21 (Final Plat Review) Taylor University Eight Street Subdivision**

Mr. Briede opened the hearing. Mr. Malott introduced and gave an overview of the petition.

Mr. William Evans was present to represent the petition. He explained that he had the mylars for the APC President and the Executive Director to sign and that he would be going to the Town of Upland for the Town Council and the Town Manager to sign, before getting it recorded. Also, stated that he brought a copy of the covenant as requested by Mrs. Jones at the last meeting. Mr. Malott stated that the convenance would be included with each building permit acquired.

Mrs. Jones asked about the gentleman that was worried about a drain. Mr. Evans stated that they would take care that, and it would get flagged. Dr. Bothwell asked if there was any protection from having apartments. Mr. Evans stated that the covenants would have protection. Mr. Briede closed the hearing.

Following discussion by the commission, Mrs. Jones moved, and Dr. Bothwell seconded a motion to approve the final plat. Dr. Bothwell, Mr. Brankle, Mr. Caudill, Mr. Couse, Mrs. Jones, Mr. Leming, Mr. Maynard, Mr. Mowery, and Mr. Nuckols voted yes. Motion carried.

## 5. Reports

### 5.1 Attorney's Report

Mr. Persinger had nothing to report to the board.

### 5.2 Executive Director

Mr. Malott discussed the following:

- Right of Way and Shipping containers amendments have been approved by the Commissioners. They are now going to the Towns for signatures before recording them. Justin is working on getting them published.
- Review committee for the Rules of Procedures. Next meeting can be a working session.
- Before demos gets started again; first thing is to bring down the Maxon house. There are demo signs at the property. Mr. Maxon came to the office wanting to do something about the demolition of his home. Nicole and Ryan explained to Mr. Maxon that it was too late and that Area Plan was moving forward with the intent to demo & clear the property. Just be aware.
- Updated the Area Plan website. The meeting and WebEx are on front page of our site now.
- Inspections this month, we did 298 which is 111 more than last year at this time and have surpassed last year's (2020) total inspections.
- Tamarack has been transparent with us, filling the trailer park is continuing.
- Liberty trailer park, that brought in ten trailers without permits and found an issue with the sewer. Owner has let it go to the Tax Sale. Nicole is going forward as far as enforcement.
- Digital Sign Amendments – Enforcement of signs goes through BZA. Animated signs are not allowed in current ordinance, would amend to be legal non-conforming. Do we want the current animated signs to be conforming to code with “new” ordinance or consider them grandfathered? Mr. Malott stated his recommendation is to have existing signs to conform with ordinance as they currently are not allowed & should have code enforcement cases against them. The actual ordinance will be brought forth at a later date.
- Budget – Salary hearings are on Wednesday, October 6<sup>th</sup>. Will be going to the Council for a Transfer of \$1,825.00 for Garage & Motors as budget at time

of meeting is only \$335.80 for rest of year. Area Plan budgeted \$6,000 for this year; however, the price of gas has raised, Building Inspector is now Full Time, and Code Enforcement is driving more. It will also be discussed with the County Council if an additional appropriation is needed.

- Solar Ordinance – On October 18, 2021 the Commissioners will be having a Solar Summit Special Session at the 4-H Fairgrounds. This information has been sent out to the APC. Mr. Malott discussed the need for the APC to become knowledgeable on Solar Energy/Ordinance as it will be coming to the APC next for review & recommendation.
- Mr. Cameron with the slaughterhouse has ask not to be scheduled for the next meeting, and let the lawyers handle it. Discussion was had to how we got to this point.
- Nicole Bailey, Code Enforcement Officer, gave an update on demolitions, and court cases.

#### 6. Correspondence and Other Business

- 6.1 None noted.
- 6.2 Next scheduled meeting – November 1, 2021

#### 7. Public Input

There was no one present to speak.

#### 8. Adjournment

Mr. Briede adjourned the meeting at 8:27 PM.

  
Charles V. Briede, APC President

