

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

Minutes

December 6, 2021 7:00 PM

1. Call to Order

Mr. Briede called the meeting to order at 7:00 PM with these members present, Myron Brankle, Heath Crouch, Ryan Gossett, Rex Maynard, Jim Todd, and Chuck Briede, President. Rob Couse, Ron Mowery, and Tyson Nuckols via phone. Not present were Dr. Bob Bothwell, Jerry Caudill, and Mark Leming.

2. Pledge of Allegiance

3. Approval of Minutes

Rex Maynard moved, and Ryan Gossett seconded a motion to approve the minutes of the November 1, 2021 meeting. Myron Brankle, Ryan Gossett, Rex Maynard, Tyson Nuckols, and Jim Todd voted yes. Rob Couse and Heath Crouch abstained. Motion died.

Will approve minutes at next month's meeting.

4. Public Hearings

No petitions filed.

5. Reports

5.1 Attorney Kyle Persinger

- Kyle stated that there was court last Friday on the Hovermale property and the Rheam property. Hovermale has been a case since 2015, he thought. There was favorable judgment on both. There should be some action on both properties.

5.2 Ryan Malott Executive Director

- Ryan stated that he had sent out an email regarding the property across from Nelsons. They have a store front and added on to the house without a permit. Zoning doesn't allow retail sales. Wanting to know how to proceed with this. Property was found this summer putting on a roof without a permit. Chuck Briede stated that since it was brought to our attention, we can't ignore it.

Ryan stated that they have been having events out there. They are running a home school in the addition that didn't have permits. The name of the boutique is Farmhouse Merc.

Rex Maynard asked what do we do when they don't get a permit?

Ryan stated that we charge them double on the permit if they come in that day. If they don't come in, a stop work order is placed.

- Ryan Malott stated that we are working on rules of procedure for BZA and APC. A committee was formed to go over it but has yet to meet. Chuck Briede stated that there is a lot in there. Somethings need to be changed and somethings need to be dropped off that are not needed anymore, some had been repealed by the state.
- Katmandu – we did meet with the State. The State met with Mr. Puckett, but by the time we got there, Mr. Puckett had already left. Mr. Puckett was to call us last week but hasn't called as of yet. This is the building that had a State design release and permits that are expired. Mr. Puckett stated he would use it for storage, but we found out that he was renting to a motorcycle club from Marion. Mr. Puckett would have to get a State design release and permit to do any work on the building, as it stands. The building doesn't have a Certificate of Occupancy, it cannot have public in it by law.
- Liberty Trailer Park at the corner of State Roads 9 & 26 now has a new potential owner and they will be looking into the problems with septic.
- Working on fees & fines.

5.3 Nicole Bailey, Code Enforcement Officer

- Finally went to court on Hovermale and Rheam. A walk through for Hovermale has been scheduled for Friday with Ryan Malott, Aaron Elsworth, and Nicole Bailey as well as Jeff Couch (Health Department) thru court order. If the house is cleaned up, hopefully we'll be able to close it.
- Rheam, we are giving her to April to get cleaned up. If it is not cleaned up by April 1st, we can go in to clean it up with cost being attached to the property.
- We have new cases. We have had good communication with some of the cases. Like 38th Street is cleaning up their property.
- We have five Demo contacts back. Upland, three homes, the building in Van Buren we have the three outside building owners to sign their contract. But the one in the middle we will have to take to court.
- New Live Properties has paid for their demo. \$4,300.00

- With the approval of the part time Code Enforcement Secretary by the County Council, we are moving a little quicker and quicker as Grace gets trained.

6. Correspondence and Other Business

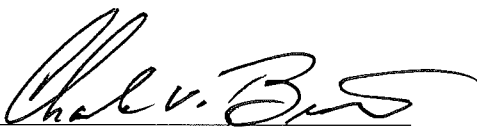
- 6.1 Jerry Smith spoke regarding the stop work order placed on his construction site in Sweetser.
- 6.2 2022 Meeting Schedule – Rex Maynard moved and Ryan Gossett Seconded to approve the 2022 meeting schedule with no July meeting. Myron Brankle, Rob Couse, Heath Crouch, Ryan Gossett, Rex Maynard, Tyson Nuckols, and Jim Todd voted yes. Motion carried.
- 6.3 Solar Ordinance – BZA has a list of recommendations for the APC to Consider.
- 6.4 Next meeting – January 3, 2022

7. Public Input

None noted.

8. Adjournment

Meeting was adjourned at 9:06 pm



Chuck Briede, APC President

