

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

Grant County Complex      401 South Adams Street      Marion, Indiana 46953

County Council Chambers – First Floor

**May 2, 2022**

**7:00 PM**

1. Call to Order and Pledge of Allegiance

1.1 President Maynard called the meeting to order at 7:00 PM.

2 Roll Call

2.1 Members Present: President Rex Maynard, Vice President Tyson Nuckols, Steve Hedrick, Bob Bothwell, Jerry Caudill, Chuck Briede, Robert Couse, Jim Todd, Frank Hix, and Myron Brankle. Not Present; Jared Florence, Ron Mowery, and Heath Crouch.

2.2 Staff Present: Executive Director Ryan Malott, Executive Assistant Brenda Harrison, Building Inspector Aaron Elsworth, Code Enforcement Officer Nicole Bailey, and Attorney Kyle Persinger.

3 Approval of Minutes

3.1 Mr. Briede made a motion to approve the minutes as presented, Mr. Brankle 2<sup>nd</sup>. After several abstentions and discussion by Mr. Persinger, the vote is as follows; Mr. Brankle, Mr. Briede, Mr. Hix, Mr. Todd, Mr. Nuckols, Mr. Caudill, and Mr. Hedrick voted yes. Dr. Bothwell and Mr. Couse abstained.

4 Public Hearings

**4.1 Docket #01PP/FP-22 Minor Subdivision- Wilderness Run  
Cole & Karli Chandler 8729 E 750 S Upland, IN 46989**

4.1.1 Don Wimmer presented an application for Cole Chandler to Split Off his existing property. Mr. Wimmer explained that due to too many splits already being taken out of the current tracts of land, they must create a one lot subdivision. This Subdivision will be 3.12 Acre Lot.

4.1.2 Dr. Bothwell discussed the process for a Minor Subdivision, Minor Subdivision can be done in one meeting.

- 4.1.3 Dr. Bothwell made the motion to move the Application onto a 2<sup>nd</sup> Reading, Mr. Todd 2<sup>nd</sup>. Dr. Bothwell, Mr. Brankle, Mr. Briede, Mr. Caudill, Mr. Couse, Mr. Hedrick, Mr. Hix, Mr. Nuckols, and Mr. Todd voted yes. Application moves onto 2<sup>nd</sup> Reading.
- 4.1.4 Director Malott put forth a Favorable Recommendation from Staff. He noted that the Office did receive one phone call concerned with how many houses were going to be added.
- 4.1.5 Dr. Bothwell asked if the APC wanted to put forth an agreement that there would be no additional housing added. Mr. Chandler noted that although he has no plans to build on the lot, he does not want to rule it out in the future should he sell the property. Mr. Briede asked about Access, Director Malott noted that there is access as seen on the map given. Mr. Wimmer stated it was a 50' wide strip.
- 4.1.6 Mr. Caudill made a motion to approve the Application, Mr. Nuckols 2<sup>nd</sup>. Dr. Bothwell, Mr. Brankle, Mr. Briede, Mr. Caudill, Mr. Couse, Mr. Hedrick, Mr. Hix, Mr. Nuckols, and Mr. Todd voted yes. Motion Carries.

**4.2 Docket 05Z-22. Request of Zoning Change from R-1 to AG  
Mickey Eccles 2729 Shildmyer Road Marion, IN 46952**

- 4.2.1 Director Malott presented the petition from Mickey & Holly Eccles for a zoning map amendment for a rezoning from the current R-1 to an AG zoning district. The Eccles are wanting to open a small car repair business, which is not allowed in R-1 Zoning.
- 4.2.2 Director Malott noted that if approved, the Eccles would then go before the BZA to ask for a Special Exception.
- 4.2.3 There was one letter in opposition; this resident gave an example of a car repair shop by Sweetser. Director Malott made clear; this was not the petitioner's property. Opposition's fear was that business could grow & become a nuisance.
- 4.2.4 The Area Plan Staff recommends a Favorable Recommendation
- 4.2.5 There was no opposition.
- 4.2.6 Mr. Briede made a motion for a Favorable Recommendation, Mr. Caudill 2<sup>nd</sup>. Dr. Bothwell, Mr. Brankle, Mr. Briede, Mr. Caudill, Mr. Couse, Mr. Hedrick, Mr. Hix, Mr. Nuckols, and Mr. Todd voted yes. Motion Carries.

**4.3 Docket 06Z-22 Request of Zoning Change from I1(Industrial 1) to MH  
Larry Bright/Shady Acre 1000 E 39<sup>th</sup> Street Marion, IN 46953**

- 4.3.1 Director Malott presented the petition for a Rezoning from I1 to MH.
- 4.3.2 Director Malott noted, as has been discussed in the past, we have several errors in our Zoning Maps. In this instance, a mobile home park that has been established since 1950 was in an I1 Zoned District, which would not allow Mobile Homes.
- 4.3.3 Director Malott noted this is a correction to the Zoning Map & that Area Plan had asked Mr. Bright to come in, to help prevent any issues in the future. There was no cost to Mr. Bright.
  - 4.3.3.1 There was no opposition
- 4.3.4 Dr. Bothwell made a motion for a Favorable Recommendation, Mr. Caudill 2<sup>nd</sup>. Dr. Bothwell, Mr. Brankle, Mr. Briede, Mr. Caudill, Mr. Couse, Mr. Hedrick, Mr. Hix, Mr. Nuckols, and Mr. Todd voted yes. Motion Carries.

**4.4 Docket 07Z-22 Request of Zoning Change from R-4 to GB  
Sweetser United Methodist Church 413 N Main Street Sweetser, IN  
46987**

- 4.4.1 Director Malott presented a petition for a Rezoning from an R-4 Zoning to GB Zoning.
- 4.4.2 Director Malott reminded the APC that this originated from The Digital Sign Ordinance. The Petitioner originally withdrew their petition so that the Area Plan Office could get the Digital Sign Ordinance passed & adopted. This has been completed.
- 4.4.3 The Petitioner now comes to get a rezoning to GB, if approved, will then send an application for Special Exception to the BZA.
- 4.4.4 Mr. Briede noted that the Sweetser Town Board had a discussion on this topic; the Town Board is leaning towards approval of the Rezoning noting that the petitioners will still have to go for a Special Exception.
- 4.4.5 The Area Plan Staff recommends a Favorable Recommendation.
- 4.4.6 Mr. Briede made a motion for a Favorable Recommendation, Mr. Couse 2<sup>nd</sup>. Dr. Bothwell, Mr. Brankle, Mr. Briede, Mr. Caudill, Mr. Couse, Mr. Hedrick, Mr. Hix, Mr. Nuckols, and Mr. Todd voted yes. Motion Carries.

## 5 Attorney's Report

5.1 Mr. Persinger stated that he had nothing to report.

5.2 Note, Mr. Persinger did get the last Oaths of Office (3) completed that were outstanding.

## 6 Director's Report

6.1 Mr. Couse asked if the Office had started the process of hiring for a Permit Clerk. Director Malott noted that he was asked to wait till the APC could discuss the position. President Maynard stated that he wanted to leave it up to the board. Director Malott noted that it may take up to a month to get applications in for a part time position, which would make it difficult to have someone to present by June, the APC does not meet in July, which would leave the Office one short till August (then the Office would have to start training).

6.1.1 There was a discussion on Full Time or Part Time, or adding an additional employee, clarification that Grace is only a part time employee. Mr. Couse recommended allowing the Area Plan Office to get the hiring process started, to get the Office to full staff, and then we can discuss the rest later. Mr. Briede noted we could look at adding during the next Budget Cycle.

6.1.2 Mr. Couse made a motion to allow the Office to begin the hiring process, Mr. Nuckols 2<sup>nd</sup>. Mr. Brankle, Mr. Briede, Mr. Caudill, Mr. Couse, Mr. Hedrick, Mr. Hix, Mr. Nuckols, and Mr. Todd voted yes. Dr. Bothwell abstained. Motion Carries.

6.1.3 Dr. Bothwell asked what the process for hiring is going to be. He stated that it seems to him that Office Staff would be the Director's Jurisdiction. Director Malott stated that would be up to the Commission, he suggested letting the Staff review applications & perform interviews, then present their applicant to the board. The Commission seemed very much in support of this process. Consensus was to proceed.

6.2 Director Malott discussed updating the Office Software. President Maynard & Director Malott hosted a presentation by Schneider Elevate on GeoPermitting with Commissioner Mark Bardsley, Council President Shane Middlesworth, Marcus & Brian from IT, Assessor Ronda Wylie, Jeff Couch & Dean Small both from Health Department present. Overall, the presentation was very well received. Director Malott noted this software could be used thru out the entire building & went over some of the advantages of the Software. He also noted, this Software would be like

adding a Full Time Employee just by the amount of time it will save. President Maynard concurred, he was also impressed that much of the work done by the office could be input with a phone or iPad, especially out in the field. Director Malott asked the APC for permission to pursue updating the Office Software.

6.2.1 Dr. Bothwell stated that we have been looking to do this for over five years, he is for it 100%. Mr. Briede stated he would assume that not just Area Plan would take on the Cost. Mr. Brankle asked how the system is backed up, Director Malott noted it would be cloud based & owned backup.

6.2.2 The APC gave consensus to move forward with updating the Office Software. Director Malott stated he would take the next steps & also noted he would keep the APC informed.

6.3 Director Malott brought up to the Commission to be aware of possible push back from the public on New Construction at Metal Source as they are going to build next to their current property, which is County Jurisdiction. President Maynard & Director Malott have met with Chris Lochner, Owner. Director Malott noted that he has sent Mr. Lochner all the requirements for Industrial Zoning (Buffers, Screening, Noise Ord., Etc...) President Maynard noted that for the tax dollars, he feels that Marion might try to annex the property.

6.4 Director Malott brought up Your Choice Digital (Crypto Currency). They are currently building/installing their data mining plant. Area is zoned I1, Business is allowed by right. They have got all of the proper permits (state & local). He noted it is a \$122 Million investment and they are currently asking the Council for three-year tax abatement. He wants the Commission to be aware; the Office is receiving increasing push back over this.

6.5 Director Malott brought up that the Dubois Street Demolition had started today, which is the 18<sup>th</sup> demolition since April 2021, which is more demolitions than the last 20 years combined.

6.5.1 Mrs. Bailey noted that we used Waste Management for our dumpsters, for the first time. They have been great.

6.5.2 Mrs. Bailey discussed upcoming Court Dates, including the court date for Van Buren's Weaver Building.

6.5.3 President Maynard asked about a property in Jonesboro at Main & Pearl. Mrs. Bailey noted that she is having difficulty contacting the Owner, who no longer lives at the property. President Maynard noted that the backyard is full & a possible fire hazard.

6. Correspondence and Other Business

6.1 There was no additional discussion.

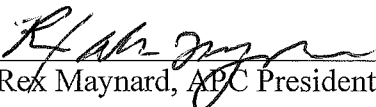
6.2 Next meeting – June 6th, 2022

7. Public Input

There was no public input.

8. Adjournment

President Maynard moved, and Mr. Brankle seconded a motion to adjourn the meeting. Meeting adjourned at 8:22 pm.

  
Rex Maynard, APC President