

**AREA PLAN COMMISSION MINUTES
APRIL 3rd, 2006**

PUBLIC HEARING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, April 3rd, 2006 at 7:00 P.M. on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana. The following members were present: Kim Windle, John Woodmansee, Dick Trobridge, Karen Owen, Dick Treon, Tony Manry, John Bonham, Keith Roorbach, Robert Highley, Rana Vetor and Myron Brankle. Absent were Dennis Fox and Mark Bardsley. Staff present was Tanya Ford, Executive Director and Betty Jones.

Richard Treon made a motion to approve the minutes for the March 2006 meeting, **Dick Trobridge** seconded. All members present voted yes; motion carried.

Tanya Ford read and explained the Rules and Procedures. She asked if any of the Board members had been contacted by anyone on the petitions? All members stated no.

Docket: #1Z-2006

Name: Les Bole

Address: 11808 E. 800 S-27, Hartford City

Zoning District: RS

Legal Description: Being 40 acres located in the Northeast quarter of Section 24 in Jefferson Township.

Request: To change the zoning from Residential Suburban to Agricultural.

Les Bole represented the petition. He stated that he was requesting to rezone the farm to Agriculture in order to put in a livestock facility. He would like to raise ducks for Mapleleaf Farms out of Milford, Indiana.

Mr. Bole responded to questions from Tanya Ford and some of the Board members. The operation would consist of having 36,000 ducks. The ducks will be raised for the meat and contained inside. He further stated that he has been in contact with IDEM and would be operating under their specifications. He hasn't applied for any permits; they will be applied for as soon as the approval for the rezoning are completed. He explained that the (Manure) will probably be injected since it will have to follow IDEM specs. There are several stages that he is required by IDEM to go through.

Steve & Diana Wellmen, 11754 E., 800 S - 27 expressed concerns that they weren't notified of the meeting – **Tanya Ford** confirmed that the Wellmens are not adjacent property owners; therefore, they weren't notified of the meeting. They are adjacent to where Mr. Bole lives; however, the piece requested to be rezoned is not adjacent to their property. Mr. Wellmen stated that two of his concerns were previously addressed, (where the operation is going to be and how the manure was going to be handled).

Mr. Brankle added that IDEM's specifications on odor and manure are stricter then they were twenty-five years ago.

There were no objectors in the audience and none were on file.
Proof of publication is in the file.

MOTION: **John Woodmansee** made a motion to give a favorable recommendation to the Commissioners on Docket 1Z-2006, **John Bonham** seconded. All members present voted yes; motion carried.

Tony Manry, President stated he was representing the next petition; therefore, he passed the gavel to **Richard Treon**, Vice-President to preside.

Docket: #2Z-2006

Name: Town of Van Buren

Address: 202 E & 204 E Hedrick St. VB

Zoning District: I-2

Legal Description: Being Lots 43 and 44 in Grices Addition to the Town of Van Buren in Van Buren Corporation.

Request: To change the zoning from Industrial-2 to Residential-3.

Tony Manry, 201 N 1st Street, VB represented the petition and stated that the lots were zoned Residential-3 for a long time. The lots were eventually rezoned to Industrial; the Town of Van Buren is requesting to switch them back in order to clean up the zoning in that area.

There were no objectors in the audience and none were on file.

Proof of publication is in the file.

MOTION: Richard Trobridge made a motion to give a favorable recommendation to the Van Buren Town Council on Docket 2Z-2006, Rana Vetor seconded. All members present voted yes; motion carried.

There being no other business to come before the Board, the meeting was adjourned at 7:52 p.m.

Tony Manry, President