

AREA PLAN COMMISSION  
SPECIAL MEETING  
10-10-06

**PUBLIC HEARING OF THE AREA PLAN COMMISSION OF GRANT COUNTY**

was held on Monday, October 10, 2006 at 7:00 P.M. in a specially scheduled meeting on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana. The following members were present: John Bonham, Myron Brankle, Dennis Fox, Mark Bardsley, Karen Owen, Keith Roorbach, Dick Treon, Dick Trobridge, Bob Highley, Kim Windle, John Woodmansee, and President Tony Manry. Absent was Rana Vctor. Also present was Executive Director Ken Ellis and staff Brenda Harrison and Debbie Wallace, and Area Plan Attorney Bruce Elliott.

Executive Director Ken Ellis explained to the audience members that the Board is not only looking at CAFO issues but other amendments to the Areawide Zoning Ordinance. A new zoning district that was not part of last Monday's meeting, but is part of the amendments will also be discussed.

**Section 27.1 – Scope and Purpose**

Take out streets and replace with roads/streets/infrastructure.

**Motion:** Dick Treon moved to vote by written ballot, Dick Trobridge seconded. All members present voted yes; motion carried. Keith Roorbach stepped out for a while.

**Section 27.2 – Delineation**

Only grammatical correction in 1.d, add the word 'be'.

**Motion:** Dick Trobridge moved John Bonham seconded to vote by written ballot. All members present voted yes; motion carried.

**Section 27.3- Definitions**

A new definition called 'odor abatement strategies' was added.

**Motion:** John Woodmansee moved to add odor abatement strategies definition to Section 27.3, seconded by Bob Highley. All members present voted yes; motion carried.

**Motion:** John Bonham moved to vote by paper ballot, motion died due to lack of second.

**Motion:** Bob Highley moved John Woodmansee seconded to vote by written ballot. All members present voted yes; motion carried.

**Section 27.4 – Animal Feeding Operation Development Review**

Remove 'residential land uses' and change to 'land uses'.

**Motion:** Dick Trobridge moved to vote by written ballot, all members present voted yes; motion carried.

**Section 27.5 – Development Plan**

No changes were made.

**Motion:** Bob Highley moved Dick Trobridge seconded to vote by written ballot. All members present voted yes; motion carried.

### **Section 27.6 – Development Requirements and Development Standards**

**Motion:** Bob Highley moved Dick Trobridge seconded, to table Section 27.6 until the last. All members present voted yes; motion carried.

### **Section 27.7 – Procedure for Development**

Some grammatical changes were made.

**Motion:** Bob Highley moved Dennis Fox seconded to vote by written ballot.

After some discussion Mr. Highley withdrew his motion to vote.

John Bonham stated that in the next to the last line of 6 it needs to say ‘set forth in the Grant County Areawide Zoning Ordinance and the Indiana Department of Environmental Management.

**Motion:** Bob Highley moved John Bonham seconded to vote by written ballot. All members present voted yes; motion carried.

### **Section 27.8 – Lagoon and Pit Installation**

**Motion:** Bob Highley moved to amend the first section as follows: the first sentence after by a licensed engineer add the words ‘approved by the Plan Commission’. Strike a, strike b in its entirety, and as the second statement becomes what is currently listed as c. Dick Trobridge seconded; all members present voted yes; motion carried.

**Motion:** John Bonham moved, Dick Treon seconded, to change under ‘b’ number ‘1’ last sentence closure or to current standards. All members present voted yes; motion carried.

**Motion:** Dick Trobridge, moved, Bob Highley seconded, to change ‘b’ to approve by the Area Plan, strike the monetary and add current State standards on ‘1’. All members present voted yes; motion carried.

**Motion:** John Bonham moved, Myron Brankle seconded, to vote by paper ballot on Section 27.8. All members present voted yes; motion carried.

### **Section 27.9 – Monitoring wells**

John Woodmansee feels that Grant County’s plan needs to be proactive and site related, and that we would be getting into regulatory functions that are under the jurisdiction of IDEM. Myron Brankle feels this is a very important section, and it needs to remain in the ordinance.

**Motion:** John Woodmansee moved to eliminate Section 27.9, Keith Roorbach seconded, to eliminate Section 27.9. Motion was 2 -4, did not pass.

**Motion:** Bob Highley moved, John Bonham seconded that item two be amended to read ‘the number of wells and placement shall be determined by the geologist and based upon the subsurface geological survey of the site’. All members present voted yes; motion carried.

**Motion:** Bob Highley moved, John Bonham seconded, and that item three in the second line, which is selected be deleted and replaced with ‘approved.’ After some discussion, motion was withdrawn.

**Motion:** John Woodmansee moved, Bob Highley seconded to strike ‘which is selected by the Plan Commission’ in item three. All members present voted yes; motion carried.

**Motion:** Bob Highley moved, Dick Trobridge seconded to vote by paper ballot on Section 27.9. All members present voted yes; motion carried.

**Section 27.10 – Changes in Development Plan**

Mr. Ellis stated that this standard language no changes were made and recommends approval.

**Motion:** Dick Trobridge moved, John Bonham seconded, to vote by paper ballot on Section 27.10. All members present voted yes; motion carried.

**Section 27.11 – Revocation and Extension**

**Motion:** John Bonham moved, Dick Trobridge seconded, to vote by paper ballot on Section 27.11. All members present voted yes; motion carried.

**Section 27.12 – Conditions and Guarantees**

**Motion:** Dick Trobridge moved to put in letter of credit instead of bonds or other written assurance. Motion died due to lack of second.

**Motion:** Bob Highley moved, Keith Roorbach seconded to table 27.12, pending further information. All members present voted yes; motion carried.

**Section 27.13 – Findings of Fact**

**Motion:** Dick Trobridge moved, Myron Brankle seconded, to vote on 27.13 by paper ballot. All members present voted yes; motion carried.

The next Area Plan Commission was set for Thursday, October 19, 2006 at 7:00 p.m.

Ken Ellis discussed the proposed AG-2 district, where it could be a mapped or unmapped district. He recommended that this be put as part of the Comprehensive Plan update that will take place at the beginning of 2007.

**Section 27.6 – Development Requirements and Development Standards**

**Motion:** Myron Brankle moved, John Woodmansee seconded, to act on Section 27.6. All members present voted yes; except Bonham, Bardsley, Owen, Roorbach, Treon, Trobridge, Highley, Windle and Manry they voting no; vote 3 – 9, did not pass.

**Motion:** Dick Trobridge moved, Dick Treon seconded to recess until the nineteenth at 7:00 pm. All members present voted yes; motion carried.

Meeting recessed at 10:45 p.m.

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Tony Manry, President