

**REGULAR MEETING MINUTES
AREA PLAN COMMISSION
June 1, 2009**

THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, June 1, 2009 at 7:00 PM in a regularly scheduled meeting on the first floor of the Grant County Office Complex at 401 South Adams Street, Marion, Indiana. Members present: Mary Asher, Jim Dickey, Gary Johnson, Jim McWhirt, Tony Manry, Dick Trobridge, John Woodmansee and John Bonham, President. Members absent: Myron Brankle, Robert Couse, Dennis Fox, David Glickfield and Bob Monroe. Staff present: Ken Ellis, and Brenda Harrison.

John Bonham brought the meeting to order with the Pledge of Allegiance.

Motion: Tony Manry moved Dick Trobridge seconded to approve the February 2, 2009 minutes as written. All members present yes; motion carried.

Docket: 02Z-09 (Public Hearing)

Name: John & Joella Meeks

Address: 9114 E 400 S, Upland, IN

Zoning District: Residential Suburban

Legal Description: Being 68.92 acres more or less and located in the Northwest Quarter of Section 34 in Monroe Township

Request: To change the zoning from Residential Suburban to Agricultural

John Meeks, 9114 E 400 S, Upland, was present and requesting a change in zoning. They own 70 acres, a portion is farmed and some of the other acreage is rented out. Currently they are zoned Residential Suburban, if the property is rezoned to Agricultural they would qualify for lower rates on loans and could participate in government programs that they cannot currently enter with the RS zone. Eventually a building would be built for livestock and farm equipment storage. Wants to keep the farm land as farm land and hopefully benefit his family.

No objectors on file.

Proof of publication is in the file.

AUDIENCE:

Cliff Bragg, 9095 E 400 S, has lived across the street from this property for 35 years. His wife issued a letter to the Area Plan Department regarding the condition of the Meeks' property; since then there has been a major improvement and he does not see any reason why the property should not be rezoned.

Gary Emmick, 8914 E 400 S, lives west of this property; wanted to know if everything south of 400 S is zoned RS and everything north is AG. He owns 80 acres and wants to know if he is grandfathered in and does he have to file something to zone his property to AG.

Robert Jarrett, 8845 S 400 E, just purchased the ground and if it is RS wants to switch to AG. He wants it changed into AG because he wants all the benefits that come from the AG district.

Ken Ellis stated that this area would be part of the Comprehensive Plan Study to determine if larger areas needed to be rezoned. To do this you would have to inventory all properties and then notify each individual property owner of a possible zone change. Or hire a consultant to do all the work; which the county does not have the money to do this. The quickest way would be for each individual property owner to file a petition to rezone.

John Bonham stated that Mr. Jarrett would need to contact the Area Plan Department and file a rezoning petition.

John Woodmansee stated that this is on the border line and does not feel this would be spot zoning.

MOTION: John Woodmansee moved Tony Manry seconded to give a favorable recommendation to the Grant County Commissioners for Docket #02Z-09 (John & Joella Meeks). All members presented voted yes; motion carried.

Docket #03Z-09 (Public Hearing)

Name: Richard & Carol Harrell

Address: 4371 S 928 E, Upland, IN

Zoning District: Residential Suburban

Legal Description: Being 55.42 acres more or less and located in the Northwest Quarter of Section 34 in Monroe Township

Request: To change the zoning from Residential Suburban to Agricultural

Richard Harrell, 4371 S 928 E, was present and requesting the rezoning. He owns approximately 55 acres, wants to keep property Agricultural to keep all the new homes out; qualify for government programs; receive lower rates on loans and would like to build a tool shed in the future.

No objectors on file.

Proof of publication is in the file.

AUDIENCE: John Meeks, this is my neighbor and he basically wants to accomplish the same thing and I am one hundred percent for him. Anyone of my neighbors sitting here if they want to do the same thing I am for them.

MOTION: Tony Manry moved Dick Trobridge seconded to give a favorable recommendation to the Grant County Commissioners for Docket #03Z-09 (Richard & Carol Harrell). All members present voted yes; motion carried.

OTHER BUSINESS:

Ken Ellis announced that Bob Highley and he have become certified grant administrators. Participating communities that work with grant administrators can now utilize the Area Plan Staff.

Bob Highley gave the Board information on unsafe structures; the office is dealing with several unsafe structures, one commercial structure located in Jonesboro is very critical. For the structure in Jonesboro there are three possible options: the first option is to contact the property owner and make them pay for the demolition; second option is to apply for a grant through the Indiana Office of Commercial Rural Affairs. He has been working with Jonesboro and they will have a public hearing on June 10th to determine if they want to pursue a grant or not, very few grants are awarded for demolition. If a grant is awarded and the structure demolished, there has to be some type of guarantee that the property will not go back to the previous owner. The third option is to go to the Grant County Council and request an additional appropriation for \$50,000 to demolish the building before it collapses. The second major challenge the office is dealing with is Fairmount Feed & Grain (the old mill in Fairmount); and the old Fairmount High School in Fairmount; both are starting to collapse. There are a total of eighty five unsafe structures in the county.

Motion: Tony Manry moved Jim Dickey seconded to adjourn the meeting. All members present voted yes; motion carried. Meeting adjourned at 8:20 pm.

John Bonham, GCAPC President