

**REGULAR MEETING MINUTES
AREA PLAN COMMISSION
October 5, 2009**

THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, October 5, 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, Myron Brankle, Robert Couse, Jim Dickey, Gary Johnson, Jim McWhirt, Tony Manry, Dick Trobridge, John Woodmansee and John Bonham, President. Members absent: Dennis Fox (is planning on resigning), and David Glickfield. Staff present: Ken Ellis, and Recording Secretary Debbie Wallace.

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

Executive Director Ken Ellis asked if any of the Board Members had been contacted or has any conflicts with the two petitions being presented. No Members were contacted or have conflicts.

Motion: Jim McWhirt moved Dick Trobridge seconded to approve the August 3, 2009 minutes as written. All members present yes; motion carried.

Docket: 08Z-09 (Public Hearing) **Name:** Evan Purdy

Address: 601 South 1st Street, Van Buren

Zoning District: Residential - 1

Legal Description: Being .40 acres more or less and located in the Southwest Quarter of the Southwest Quarter of Section 15 in Van Buren Corp

Request: To change the zoning from Residential – 1 to Local Business

Evan Purdy was present requesting the change in zoning; he purchased the property in February, prior to that it was a non-conforming trailer park in disrepair. He has since cleaned up the site and wants to put in a mini warehouse.

Tony Manry stated the Town of Van Buren is in favor of this. He also questioned if outside storage would be allowed; if it would be fenced; and the Town would like to see a deed restriction that included no outside storage.

Myron Brankle stated Mr. Purdy has done an excellent job of cleaning the property; feels this is a good location and wanted to know what type of lighting there would be.

Evan Purdy stated that there would be a light on the building and also on an existing utility pole at this property.

No objectors in the audience or in the file.

Proof of publication is in the file.

Motion: Tony Manry moved Jim Dickey seconded to give Docket #08Z-09 a favorable recommendation to the Van Buren Town Council with a deed restriction. All members present voted yes; motion carried.

Docket #01PP-09/1FP-09 (Public Hearing) **Name:** Gardner Minor Subdivision/David Thait

Address: North side of 200 S approximately 412 ft east of 700 W

Zoning District: Agricultural

Legal Description: Being 1.45 acres located in the Southwest Quarter of Section 13 in Sims Township

Request: approval of the preliminary/final plat for Gardner Minor a one lot residential subdivision.

Randy Miller, 145 E 3rd St, Marion; was present representing the owner and petitioner. The parcel is 3 acres and they are basically dividing it in half. The new tract will be used for a home site. All requirements for a subdivision have been met.

Ken Ellis explained the only reason this is a minor subdivision is because the parcel being divided was previously divided from the parent tract. Otherwise it would qualify as a flag lot which is allowed.

Proof of publication is on file.

Objectors:

Mark Glessner, 6729 W 250 S, wanted to know where the driveway would be located and where the perimeter drain would be placed. He does not want the drain going across his property.

Ken Ellis explained that the Grant County Highway would approve the location of the driveway; and the Grant County Health Department would approve the septic system and location of any required perimeter drains; prior to any building permits being issued. The following are the Area Plan Office findings of fact:

1. The minor plat consists of (1) one [1.45] acre lot.
2. There are no Restrictive Covenants.
3. There are no subdivision control waivers.
4. All public utility easements are dedicated to the public use.
5. Platted lot sized for a private residential septic system.
6. Right-of-way dedicated to the public as shown on the Plat.
7. The Grant County Health Department, Grant County Highway Department, Grant County Surveyor's Office, Grant County Drainage Board, and other checkpoint agencies have reviewed this application with no concerns regarding the approval of the minor plat.
8. Gardner Minor Subdivision Plat meets and exceeds all state and local requirements for minor plat approval.

Motion: Myron Brankle moved Dick Trobridge seconded to approve Docket #1PP/01FP-094Z-09 and adopt the APC office's findings of fact. All members present voted yes; motion carried.

Other Business:

2010 Meeting Schedule

Motion: Tony Manry moved Dick Trobridge seconded to approve the 2010 meeting schedule for the Area Plan Commission and Board of Zoning Appeals. All members present voted yes; motion carried.

Motion: Tony Manry moved Dick Trobridge seconded to adjourn the meeting. All members present voted yes; motion carried. Meeting adjourned at 7:30 pm.

John Bonham, GCAPC President