

**REGULAR MEETING MINUTES  
AREA PLAN COMMISSION  
May 3, 2010**

**THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY** was held on Monday, May 3, 2010 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: Bob Bothwell, Myron Brankle, Chuck Briede, Robert Couse, Jim McWhirt, Bob Monroe, Dick Trobridge, Kim Windle, John Woodmansee and John Bonham, President. Members absent: Jim Dickey (no return call), Jeremy Diller (another commitment) and Tony Manry (sick). Staff present: Ken Ellis, Executive Director and Recording Secretary Debbie Wallace.

John Bonham brought the meeting to order with a moment of silence and then the Pledge of Allegiance.

**Motion:** Robert Couse moved Dick Trobridge seconded to approve the April 5, 2010 minutes as written. All members present yes; motion carried.

**Docket: 01Z-10 (Public Hearing)**

Name: Kenneth Manwell/Sherry French

Address: Southwest corner of SR 22 & SR 37

Zoning District: Agricultural (AG)

Legal Description: Being 11.494 acres more or less and located in the Northeast Quarter of Section 02 in Liberty Township

Request: To change the zoning from Agricultural to General Business (GB)

Sherry French, 7682 S 400 W, Jonesboro, was present; her store has been located in downtown Marion for 10 years. They have outgrown the existing facilities; have problems with customer parking and deliveries being made. Ms. French did research and found that main corridors into cities work best for attracting business. They hope to break ground within thirty days.

John Bonham stated that the tech review for this project was done at the last Executive Committee meeting and the preliminary building plans were approved.

Jim McWhirt asked if Mrs. French owned the downtown building and what were the future plans for the downtown location.

Mrs. French does own the downtown property and it is undetermined what will happen to the buildings.

Audience members:

Anthony Murphy, 5251 S Strawtown Pike, Jonesboro; supports any small business that can expand. He lives across from this location and questioned if any studies have been done regarding the entrance off of SR 9.

Mrs. French has contacted the State Highway Department and received a variance from the State for a deceleration lane; she averages approximately twenty-five customers per day.

**Motion:** Dick Trobridge moved, Myron Brankle seconded to give Docket # 01Z-10 a favorable recommendation to the Grant County Commissioners. All members present voted yes; motion carried.

**Docket #01PP/1FP-10 (Public Hearing)**

Name: McAtee Minor Subdivision Sec One

Address: 2224 S 500 E, Marion

Zoning District: Residential Suburban

Legal Description: Being 14 acres more or less located in the Northeast Quarter of Section 23 in Center Township

Request: approval of the preliminary/final plat for McAtee Minor Subdivision Section One; a three lot residential subdivision.

Don Wimmer, surveyor and Steve McAtee, petitioner were present at the meeting. Mr. McAtee would like to build a house for his mother on lot #2. He would maintain ownership of lot #3 and the ground to the west. Between lots #2 & #3, an ingress/egress/PUE would be located. This would be the only driveway cut for both lots. The covenant will also describe the shared drive and maintenance of it.

Mr. McAtee stated he already has approval from the Grant County Highway Department for access at the north end of Lot #3.

The office has received approval from the Highway Department for a shared drive only.

Ken Ellis stated that any changes to the plat; the petition must be continued until the next meeting.

**Motion:** Ken Ellis requested Dick Trobridge seconded that Docket #1PP/1FP be continued until the June 7, 2010 meeting. All members present voted yes; motion carried.

### **Rules of Procedure Amendments**

Meeting notification and member absence:

This gives the APC office a chance to contact board members, petitioners and post signs to let people know that the meeting has been canceled due to a lack of quorum. The board member giving a reason for their absence was suggested by the Executive Committee because of continuous absences from meeting by board members.

Meeting time limit:

This prompts the President to keep the meeting flowing and the board does not go stale from repetitious information being given. The time limit may be extended by a majority vote.

Written findings of fact:

This deals primarily with the Board of Zoning Appeals; every petition requires findings of fact. These findings could potentially end up in court cases; if there are no findings the court could write the findings for the BZA.

The APC typically would write to adopt the office's findings.

**Motion:** Bob Bothwell moved Dick Trobridge seconded to approve all amendments as presented. All members present voted yes; motion carried.

### **Resolution No. APCR-0510-1**

Comprehensive plan impact study with recommendations concerning IDEM program changes and APO related land-uses issues in unincorporated Grant County; while under an APO permit cessation (new APO facilities only) until January 1, 2011.

The State will have changes by October; there is no new application that brought about these changes.

There will be no action taken at tonight's meeting.

There will be a master plan review and also a review of changes by the State and Federal government.

Jim McWhirt questioned what the purpose of the resolution.

The purpose is to place a moratorium on any new applications until January 1, 2010 to allow the Executive Committee to allow the discussion and review of any changes to state and federal regulations.

The moratorium will allow the Board to make changes to comply with the state and federal regulations that will be implemented. Before this comes back to the board it will be reviewed by

the Area Plan's attorney. Once you know major changes will be occurring you need to start adjusting your local code to comply.

The Comp Plan will be updated at the same time as changes are made to Chapter 27.

Ken anticipates the draft will be available to the Executive Committee by July and proposed drafts ready for the Area Plan Commission by October or November.

No comments from the public.

**Motion:** Dick Trobridge moved Jim McWhirt seconded to close the public hearing. All members present voted yes; motion carried.

Chuck Briede questioned if this is only a study to discuss and research in depth for possible different agricultural districts.

Ken Ellis that AG districts, Special Exceptions and Customary Home Occupations will all be reviewed. This is to try to preserve the agricultural districts.

**Motion:** Robert Couse moved Dick Trobridge seconded to adopt APCR-0510-1 as a whole. All members present voted yes; motion carried

The Area Plan Commission will receive a copy of all agendas (APC, BZA and Executive Committee) so the members are aware of what is going on.

**Motion:** Dick Trobridge moved Jim McWhirt seconded to adjourn the meeting. All members present voted yes; motion carried. Meeting adjourned at 8:15 pm.

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John Bonham, GCAPC President

Due to problems with the recording equipment this meeting was not taped.