

**REGULAR MEETING MINUTES
AREA PLAN COMMISSION
May 7, 2012**

THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, May 7, 2012 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: Myron Brankle, Mike Burton, Rob Couse, Mark Gray, Travis LeMaster, Jim McWhirt, Bob Monroe, Karen Owen, Dick Treon, Dick Trobridge, John Woodmansee, and John Bonham, President. Members absent: Bob Bothwell. Staff present: Executive Director Steve Niblick, and Recording Secretary Brenda Harrison.

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

Motion was made by Dick Trobridge and seconded by Dick Treon to approve the minutes from the March 5, and April 2, 2012 meetings. All members present voted yes; motion carried.

Docket: 01Z-2012

Name: Grant County Coon Hunters Club

Address: 410 N 4th Avenue, Jonesboro

Zoning District: Residential-1

Legal Description: Being 5.08 acres more or less, located in the Northwest quarter of Section 33, Mill Township, Grant County.

Request: To rezone from Residential-1 to Residential Suburban

Michael Nelson, P.O. Box 363, Warren, IN was present to represent this docket. Mr. Nelson stated that he was the former President of the club; Charlie Johnson is the current President of the club and was present also. He stated that the club has been in Grant County for 70 years. The Club purchased a little over 5 acres in September with the intent to construct a clubhouse on the property. Mr. Nelson stated that there would not be any guns, alcohol, or drugs on the property. At the present time the club members meet at the site to draw the location for their run and leave for that location. There will not be any dogs on the site, if there are they are always on a lead. The club also raises money for different charities. They recently raised \$4000.00 for the Cystic Fibrosis Foundation.

Steve Niblick stated that this was a zoning map amendment request, which they were asking to rezone the property from Residential-1 to Residential Suburban. This is step one, the plan commission makes the recommendation to the county Commissioners; there is another step if it is rezoned the private club is actually listed as a special exception under the RS district which is the best fit. It is the only way they could do the private club, is to rezone to RS and then apply for a Special Exception.

Jim McWhirt asked if there was any one from the surrounding area that contacted the office regarding the property. Mr. Niblick stated that there were a couple phone calls regarding the property. There was a question over property ownership. From what we can tell by county records, there is a Warranty Deed

by the Grant County Coon Hunters Club from September, and should be okay. Some neighbors to the north were questioning the ownership of the property. One neighbor was asked to come in and discuss their concern, but they never came in.

Karen Owen stated that she lived the closest to this property of anyone on the board, and was concerned there would be a lot of noise. Mr. Nelson answered that there wouldn't be any noise on the property.

Bob Monroe asked who had the responsibility of the property. Mr. Nelson answered that the three members on the board of directors would be responsible.

Myron Brankle asked if there was a dispute regarding the property. Mr. Nelson answered not that he was aware of.

John Bonham asked if there was a Deed. Mr. Nelson stated that Sycamore Land & Title did the work, and the previous owner had the property surveyed.

Mr. Brankle asked how they raised the charity money. Mr. Nelson stated that dogs are entered into events and win money.

Mr. McWhirt stated that he had spoken with Bob Bothwell. Mr. Bothwell stated to Mr. McWhirt that the property is a dump site. Mr. Nelson stated that it is a dump site and that the trailer on property was abandoned. He was told not to clean the site by the Title Company until process was done. Then they can clean site and build clubhouse.

Dick Treon asked Mr. Nelson how much a good coon hound costs. Mr. Nelson replied that they around thirty or forty thousand dollars.

John Woodmansee asked if there was an ingress/egress on State Road 22/35. Mr. Nelson stated that the only ingress/egress is on 4th Street.

Mrs. Owen asked if the property was in the flood plain. Mr. Nelson stated that he has heard the property floods, but would not build in the floodplain.

Objectors: Caroline Gaskin, 400 N 4th Street, Jonesboro, stated that she lives adjacent to the property and has a couple of concerns. At AKC Events, how many dogs? What about parking? Would events be held there?

Mr. Nelson replied that there wouldn't be an event at the site until process was finished. Site would only be used for the members to check in and then go to another location. Dogs are never turned loose when they are on a lead. There will be no guns, alcohol, or drugs on the property.

Mr. Woodmansee asked if there are events held at night. Mr. Nelson replied that there was an eight o'clock deadline to check in.

From the audience Charlie Johnson, the current President for the club, invited Mrs. Gaskins and the board members to come and see what goes on at one of there events.

Before board made motion, Mr. Niblick discussed the 57 classifications for rezoning. He explained why the club did not fit the criteria for #11 (Social or civic organization), and that it needs to be considered as part of the approval.

Mr. Woodmansee asked if this would be considered spot zoning. Mr. Niblick stated that spot zoning was not illegal, if going from one Residential zoning to another.

Motion was made by Dick Treon that Docket 01Z-2012 be given a favorable recommendation to the Commissioners, and seconded by Dick Trobridge. All members present voted yes.

Other Business:

Comprehensive Plan –

Discussion started with Developmental Goal 3 and ended with Developmental Goal 5.

The discussion pertained to how the quality of life would be affected in the future, regarding schools, recreation and services to the senior citizen of the county. The need for more assisted living facilities, especially, since the population is aging.

Should property be rezoned to attract business? Schools need to produce smarter employees.

How far do we want economic growth to go? Policy needs to be adopted for long range goals. There is a need to get communities involved with each other in planning for the County's future growth.

Any member that has a concern about the comprehensive plan can call Steve and talk to him privately.

Motion made by Dick Trobridge and seconded by Rob Couse to adjourn the meeting. All members present voted aye. Meeting adjourned at 8:55 pm.

John Bonham, APC President