

**REGULAR MEETING MINUTES
AREA PLAN COMMISSION
April 4, 2011**

THE REGULAR MEETING OF THE AREA PLAN COMMISSION OF GRANT COUNTY was held on Monday, April 4, 2011 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, Rob Couse, Jim McWhirt, Tony Manry, Bob Monroe, Dick Treon, Dick Trobridge, John Woodmansee and John Bonham, President. Members absent: Mike Burton and Kim Windle. Staff present: Executive Director Steve Niblick, and Recording Secretary Debbie Wallace.

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

Motion was made by Dick Trobridge and seconded by Tony Manry to approve the minutes from the January 10, 2011, February 15, 2011, Special Meeting and March 7, 2011 meeting as presented. All members present voted yes; except for Dick Treon who abstained.

Welcomed Dick Treon to the Area Plan Commission board from the town of Fairmount; he has previously served on the APC board.

Docket: 01Z-11 (Public Hearing)

Address: 9315 S 950 E, Upland

Name: Leland Boren/Marabeth LaMacchio

Zoning District: Residential Suburban

Legal Description: Being 2.08 acres more or less and located in the Northeast Quarter of Section 08 in Jefferson Township

Request: To rezone from Residential Suburban to Residential-3

Marabeth LaMacchio, 1805 Sheffield Ct, Anderson and Don Wimmer, PO Box 547, Marion was present representing this petition. The bed and breakfast will be for people visiting in the area; i.e. Taylor University functions; James Dean Days etc. This is the original farm house; there will be five bedrooms, parking would not be an issue; typical stay will be one to three nights, breakfast would be the only meal served. The 2 acres the house sits on will be divided off from the existing 100 acres; also a guest house at the south end will be divided off. There will be no new access created on 950 E.

Steve Niblick summarized the Staff Report/Recommendation: 1) there are five considerations that the board should consider; 2) consideration #3 both the present and proposed zonings allow and support low density multi-family; and 3) the list of voluntary exclusions are allowed in the proposed R3 zone district by right and special exception but are not allowed in the current RS zone district. The suggestion is that they be listed as excluded on the General Ordinance and also be done as a deed restriction. At some later date if someone wanted to revise the restrictions, it would take an action by the Area Plan Board.

No objectors in the audience or on file.

Robert Couse questioned if this would be classified as spot zoning, which the board has tried not to do. Dick Trobridge stated that it is spot zoning for a specific use and the list would exclude other uses. Steve Niblick stated that spot zoning is a term that is used; but is not listed

anywhere in the State Statute. You can do spot zoning but this is very limiting in what the petitioner can do with this.

Motion: Tony Manry moved Rob Couse seconded to give a favorable recommendation to the Grant County Commissioners with the suggested voluntary exclusions. All members present voted yes; motion carried.

Docket: 02Z-11 (Public Hearing)

Name: Lori Meyers/Helen Elliott

Address: 354 Indiana Ave, Upland

Zoning District: Residential -3

Legal Description: Being lots #11 & 12 in Shaffer's 1st Addition and located in the Northeast Quarter of Section 08 in Jefferson Township

Request: To rezone from Residential – 3 to Residential – 5

John Bonham stated that the petitioner has been to the town council to see what their feelings on this rezoning are; he will give that opinion after the petition has been presented.

Helen Elliott, 4179 S 900 E, Upland was present representing the petition. She would like open a home for young girls, which would be leaving the foster system because they are turning 18. Most don't have the life skills required to go out on their own. Ms. Elliott has spoken with welfare and there are approximately 10 girls per year that come out of the foster system due to age. She wants to provide a home with a Christian life style; there would be around the clock staffing in place with three shifts with one person on each shift. The staff would attend a school in Missouri to take classes that would show them how to teach life skills. Program possibly would run 16 months to 2 years; the first 16 months would be teaching and the next 8 months to help them get an apartment and live out on their own. The girls would have to apply for this program and all would be screened before being admitted; she does not want to take on anything that would be too much.

Trobridge questioned if the home owner is agreeable with this project. Elliott stated she has put an offer on the property contingent on this approval.

Monroe questioned if some would be troubled kids and would one staff person be able to handle the supervision of 5 girls. Treon questioned if she would receive any financial support from any agencies. Elliott answered that they would not receive any financial support; these would be the kids that are out of the system. There would be a schedule Monday through Friday; they would not be allowed to come and go as they like. Doubtful if any vehicles would be on sight other than hers and one staff member. There will be a security system put in; but the girls will not be locked in; they will have to follow all the rules. If they cannot abide by the rules they will not be admitted in the program. She would like to get the community involved and also have the girls volunteer in the community. The daytime will be structured with classes; in the evening they will have some free time; the girls would have to earn free time. This is a HSC Ministries; it will be a non-profit Christian ministry.

Brankle questioned if the girls would be allowed to have boyfriends. Elliott answered not while they are in the program, this will be a teaching environment but also a home. The girls would be required to go to church; if they have family possibly rebuild relationships with their families to where the girls could possibly go back to their homes. They would be taught how to get jobs, pay bills and live on their own. It is set up as a two year program but if they progress there is a possibility that it could be less than that. Mrs. Elliott and her husband will fund the money for groceries, utilities etc., they would also have fund raisers. The girls need more opportunities available to them.

Bonham questioned if this would be girls coming out of the foster system, with no home to go to? If any of the girls have children would they be allowed to bring them to the home? Elliott answered that the girls would have to make other arrangements for the care of their child/children.

Niblick stated that this is an older area of single family homes; the building was previously used as a church and then multi-family for Taylor students. This use is not consistent for single family but is consistent for the most recent use (student housing for Taylor). The lists of voluntary exclusions are uses that would be permitted by right or special exception in R5 but not currently allowed in the R3 zone district. Staff does recommend a favorable recommendation to the Upland town council if the voluntary exclusions are included.

Public:

Larry Miller, 451 Indiana Ave., Upland, bought his home about six months ago; it is a single family neighborhood and would like to see it remain a single family neighborhood. It is zoned a certain way for a reason and would like to see it remain that way.

Lori Meyers, 8908 E 825 S, Upland – owner of the property; they have had up to six boys attending Taylor staying there at one time. It is not currently rented; they do have adequate parking for vehicles. Currently she is the Chaplin for the girls in jail and there is definitely a need for this service.

Bonham listened to the concept and the Upland Town Board is in full support of this; they did talk about restricting the number of people and length of time the girls would stay.

Motion: Bob Bothwell moved Bob Monroe seconded to give a favorable recommendation to the Upland Town Council with voluntary exclusions along with considerations to the town council that they limit this further to protect some of the neighbors which could be done through the Board of Zoning Appeals. All members present voted yes; except Dick Trobridge who voted no. Motion carried.

Other business:

Steve Niblick: the comprehensive plan has been started, would like at least six members to be on a committee for the comprehensive plan. Under state law all 13 of the APC members are responsible to prepare the plan. The APC would make recommendations to all of the participating jurisdictions.

There will be an executive committee meeting after the next APC meeting.

Motion: Tony Manry moved Dick Trobridge seconded to adjourn the meeting. Meeting adjourned at 8:25 pm

John Bonham, GCAPC President