

GRANT COUNTY AREA PLAN COMMISSION
GRANT COUNTY OFFICE COMPLEX
Minutes

Grant County Complex 401 South Adams Street Marion, Indiana 46953

County Council Chambers – First Floor

May 1, 2023

7:00 PM

1. Call to Order and Pledge of Allegiance

1.1 President Briede called the meeting to order at 7:00 PM.

2 Roll Call

2.1 Members Present: President Chuck Briede, Vice President Tyson Nuckols, Randy Atkins, Bob Bothwell, Jerry Caudill, Jim Todd, Frank Hix, Steve Wright, David Broyles, and John Pearson. Not Present; Brian Hunt and Robert Couse.

2.2 Staff Present: Executive Director Ryan Malott, Executive Assistant Brenda Harrison, Code Enforcement Secretary Katie Kabel, Permits Clerk Rita Garriott and Attorney Kyle Persinger.

3 Approval of Minutes

3.1 Dr. Bothwell recommended that the minutes be tabled until the next meeting due to some inconsistencies and errors.

4 Public Hearings

4.1 Old Business – None

4.2 New Business –

4.2.1 Mike Kleinpeter of Kleinpeter Consulting Group LLC & Bill Walters of ECIRPD. Mr. Walters could not be present.

Mr. Briede stated that we want to do a Comprehensive Plan and need outside help to find funding. This is one step toward that funding. Mr. Briede asked Mr. Kleinpeter if he would need an income survey to see if we qualify for the OCRA Grant. The Area Plan Commission cannot approve that process, that would have to go through the County Commissioners. Once we go through this process, we will be qualified for 4 years, and the community can benefit from it.

Mr. Kleinpeter spoke on grants the Area Plan Commission can get to help with the Comprehensive Plan. Mr. Kleinpeter stated that his company has

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(Note, the Area Plan Commission may tape or record the proceedings of each meeting to substantiate and clarify the official minutes per 6.3.3 of the APC Rules of Procedure)

helped Gas City, Sweetser, Swayzee, Upland, Alexandria, and Hartford City with grants. We can apply for a \$60,000 planning grant. What do we get for \$60,000? We will be hiring a firm that will work with a team of people selected by the Commissioners, Area Plan Commission members, businesspeople, and residents. The team will have public meetings to get input from the public.

Mr. Kleinpeter stated that there are a variety of grants out there for the community.

Mr. Atkins asked Mr. Kleinpeter how he was paid. Mr. Kleinpeter stated that he would get paid if a grant is awarded, he would get paid for the income survey, due to the mailing out and receiving. He charges \$5000 for this service paid out of the Commissioners. If awarded a grant, OCRA requires someone to administer it, and the local matching funds would come from the Commissioners.

A motion was made by Dr. Bothwell to allow the Commissioners to approve the grant request. Mr. Nuckols seconded the motion. Mr. Atkins, Dr. Bothwell, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Nuckols, Mr. Broyles, and Mr. Pearson voted yes. Mr. Wright abstained. Motion carried.

4.2.2 Stacia Franklin of Schneider Geopermits

Stacia spoke to the Board about the new Geopermitting process and showed how a flow chart was made.

4.2.3 Docket # 4TA-2023 Pond Ordinance Introduction

Director Malott introduced this text amendment to the board. This amendment was brought about because there was nothing on ponds one acre or less and we need to see site plans. Office was receiving complaints on fill being placed on property line.

A motion was made by Mr. Broyles to move Ordinance forward to Public Hearing. Dr. Bothwell seconded. Mr. Atkins, Dr. Bothwell, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Nuckols, Mr. Wright, Mr. Broyles, and Mr. Pearson voted yes. Motion carried.

4.2.4 Rules of Procedure – Dr. Bothwell gave each member a copy of the Rules of Procedure that his committee worked on. Dr. Bothwell stated the more you put in, you box yourself in. Less is more. President Briede instructed Director Malott to e-mail out copies of the current rules along with the recommendations for the commission to study and discuss at the June meeting.

4.2.5 Docket #03Z-23 Horner Foods, Inc.

201 N Main Street, Fairmount, IN

Paul Wyman and Rosella Weigand were present to represent this petition to rezone the property from R3 to GB.

Objectors: Aaron Caudell, Curt Hackney, JoDell Callahan, Cindy Gross, Kelly Reneau, Jacque Sheets, Rick Savage all spoke against the petition not wanting a gas station on the property.

A motion was made by Mr. Wright for no recommendation to the Fairmount Town Council. Mr. Broyles seconded. Mr. Atkins, Dr. Bothwell, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Nuckols, Mr. Wright, Mr. Broyles, and Mr. Pearson voted yes. Motion carried

7. Correspondence and Other Business

7.1 BZA certified mail - BZA wants adjacent neighbors notified by certified mail. There have been several times when a neighbor stated they got their notice for the Monday meeting just prior to the meeting and didn't have much time to prepare for the meeting. This would be coming out of the APC budget. A motion was made by Dr. Bothwell to approve the certified mailings. Mr. Caudell seconded. Mr. Atkins, Dr. Bothwell, Mr. Caudill, Mr. Todd, Mr. Hix, Mr. Nuckols, Mr. Wright, Mr. Broyles, and Mr. Pearson voted yes. Motion carried.

7.2 Interviews with Attorneys – The Board discussed the prospect of interviewing two new attorney candidates. The Board decided to interview the attorney candidates on May 15th in a “Special Meeting”.

7.3 Building Inspector –The Board decided to have an Executive Session immediately after the May 15th “Special Meeting” to discuss and deal with employee matters.

7.4 Next meeting – June 5th, 2023

8. Public Input

Jacqueline Sheets asked for solar information & if we had a list of who signed up.

9. Adjournment - Meeting adjourned at 9:38 pm.


Chuck Briede, APC President

