

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday February 4, 2014

Jenny Clark, President, called the regular meeting of the Cass County Plan Commission to order at 8:30 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jenny Clark, Jim Sailors, Fred Seehase, Brad Johnson, Stacy Odom, Chris Frey and George Stebbins.

Member absent: Allen Paschen and Tamera Ogle.

Staff present: Arin Shaver and Chris Gaumer.

Staff absent: Peggy Dillon and Jeff Stanton, Legal Counsel.

Public in attendance: See sign in sheet.

ACTION ON MINUTES:

George Stebbins made a motion to approve minutes of January 13, 2014. Motion was seconded by Fred Seehase and all were in favor.

PUBLIC HEARING:

Resolution #14-02 Clymers Area Re-zone:

Mrs. Shaver explained the location of the proposed re-zone in the Clymers and Hoosier Heartland Industrial Corridor (HHIC) areas and gave the following information:

- The Anderson's currently is zoned AB, Agribusiness and all other areas are zone AG, Agricultural
- Proposed zone of CG, County Gateway, will create an industrial park area, allowing additional uses for future developments
- The proposed zone of B1, Convenience Business will be commercial for motorists traveling the HHIC
- The B1 zone will protect and separate Clymers from the industrial use
- If development occurs in this area, more land can be rezoned commercial later
- Future Land Use Map (FLUM) in the Comprehensive Plan amendments will be:
 - Extending the industrial use in the proposed CG district
 - Change to commercial in the proposed B1 district

Mrs. Shaver asked for questions, there were none.

Elizabeth Justice, 506 E. Market St. Crawfordsville, IN, read a list of questions and comments concerning the proposed rezones which included:

- How much acreage is needed for a commercial development?
- How accessible is this area to vehicles?

Mrs. Shaver explained that each proposed development will be considered separately.

- Do taxes change?

Kathy Isaac, Assessor, stated that no, taxes are based on the use of the property.

- If the agricultural use stops for a year, can the agricultural use continue at a later date?

Mrs. Shaver stated yes, that an agricultural use will be allowed after a lapse of the use.

- Are there other areas to be considered rezoned?

Mrs. Shaver stated no.

- Spoke in favor of improvements in Clymers and asked that the small farmers in the area be considered.

Christy Householder, County Economic Development, explained this area that has been declared a Tax Increment Financial (TIF) area in 2005 and it is appropriate for change and growth at this time.

Mike Deitrich, 4507 W. 325 S., questioned how he will be able to develop his 104 acres that are in the proposed rezone.

Mrs. Shaver explained that current residences are grandfathered in but if there are any new residences or expansions, landowners have the ability to go to the Board of Zoning Appeals.

Ms. Justice questioned the status of the borrow pit that was created in the excavation of the HHIC in this area.

Mrs. Shaver stated that staff has contacted Grade X, the company that excavated the area, and they have stated that the process is not fully completed and when it is, a remediation plan will be in effect.

Mr. Deitrich questioned whether eminent domain would be exercised and Mrs. Shaver stated that process is not done by the Plan Department but by the Commissioners.

Robert Justice, 4658 S. 575 W., questioned whether the Eby Trailer and Scott Square developments were conforming to the zoning districts and Mrs. Shaver stated they went through the Board of Zoning Appeals process.

Carolyn McDaniels, 204 Princeton Lane, questioned the tax assessments and Mrs. Clark stated they will not be affected.

Mrs. Clark asked for further questions or comments from the public, there were none.

Mrs. Clark asked for further questions or comments from the Commission.

Jim Sailors made a motion to approve this petition and commented that the area is being re-zoned for the benefit of the people in Clymers. Fred Seehase seconded the motion and roll call vote was unanimous to approve #14-02 Clymers Area Rezone.

Resolution #14-03 Comprehensive Plan Amendment for Clymers Rezone:

Mr. Sailors motioned to approve the Future Land Use Map (FLUM) as proposed. Mr. Seehase seconded the motion and roll call vote was unanimous to approve #14-03 FLUM amendment.

REPORTS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Kick-off for Subdivision Control Ordinance Update:

Mrs. Shaver introduced Shane Burkhart, consultant for the subdivision control ordinance update.

Mr. Burkhart explained that the firm, CHA Consulting, will be working for the next few months on the subdivision control ordinance and considering the following:

- Farm land protection
- Balancing property rights
- Unified definitions
- Construction Standards
- Drainage & Storm water regulations

Mr. Burkhart explained the processes that will occur to complete the update which will include stakeholders meetings, surveys on line and recommendation to the Plan Commission.

Mr. Burkhart conducted an educational session on the issues that will be considered when developing the subdivision control ordinance.

Work Program 2014: Mrs. Shaver presented the Plan Department Work Program for 2014 and explained the issues that staff are working for Cass County; Logansport and Walton. Chris Frey motioned to approve the 2014 Work Program, motion was seconded and all were in favor.

There being no further business to be brought before the Commission, the meeting was adjourned at 9:33 AM, February 4, 2014.

CCPC Officer

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Peggy Dillon, Recording Secretary