

**MINUTES OF A SPECIAL SESSION OF THE
BOARD OF COMMISSIONERS HELD APRIL 26, 2012**

Comes now the hour of 8:30 A.M. on the 26th day of April, 2012, in the Commissioners Court in the Noble County Courthouse, Albion, Indiana, being the time, date and place set for a special session of the Board of Commissioners of Noble County, Indiana.

Present were:

Joy Y. LeCount, President
David J. (Dave) Dolezal, Vice President
Jack W. Herendeen, Member

Also present were:

Jacqueline L. Knafel Auditor
Dennis Graft, County Attorney

Joy LeCount brought the meeting to order at 8:30AM.

SWAN TOWNSHIP TRUSTEE

Dave Dolezal had been contacted by the Swan Township Trustee, Jerry Fanger, concerning an old cemetery in Swan Township. Discussion ensued concerning the cemetery and what can be done by the county to help with the clean up at this location so that it can continue to be maintained by Swan Township. This will be discussed further on Monday at the regularly scheduled meeting of the commissioners.

UDO DISCUSSION/RECOMMENDATIONS

The following changes will be recommended to the Plan Commission:

Page 1-2:

1.05 Purpose – H Site Development: Strike “and restrict”.

Page1-6

1-16 Zoning Districts – After some discussion and review of the permitted uses for the A-1 and A-2 zoning districts the commissioners will recommend that A – 1 and A-2 be combined and this be called A-1 - Production Agriculture.

Under District purpose – A -3 Agricultural Commercial – the word compatible spelled incorrectly.

Page 2-2

2-01 Under Permitted Uses – sub title “Accessory Permitted Uses” add Agricultural practices for the purposes of wildlife habitats.

Page 2-4

2-03 The intent is to have A-1 and A-2 combined calling it A-1 Production Agriculture, so the District Intents need to be combined and un Appropriate Adjacent Districts R-1 needs to be eliminated.

Page 2-5

2.05 Given the same intention as above - the minimum Lot Area will be 2 areas.

Page 2-6

- Special Exception Uses/Permitted Uses – Recommendation – move Bed and Breakfast from Special Exception to Accessory Permitted Uses. This reflects the same process as in RE.
- Special Exception Uses – Remove – Confined Feeding Operation
- District Intent –should be General Agricultural Operations
- Appropriate Adjacent Dist – should be OS, A1, A-3, A-4, RE, and I1.

Page 2-8

Move “raising of exotic animals” to the Special Exception Uses.

Page 2-10

Move “raising of exotic animals” to the Special Exception Uses.

Page 4-4

4-06 Designation – recommendation – 2nd sentence - reference to “the satisfaction of the Plan Commission”. This statement should have written guidelines or be stricken.

Page 5-4

5-04 F: Design #3 – Driveway – add “where practical”

5-04 F: Design #5 – Utilities - add “where practical”

Page 5-8

5.08 B: Relationship: #2 Timing: B - Typo - should be a lot not an lot (2nd line)

Pages 5-80 – 5-89

Commissioners feel that Wind Turbines should be moved to an overlay district.

There are also concerns of the noise determination and illumination and there is no direction when it comes to signage, climbing, drainage and bonding issues.

On the 5.73 WT-02 Large Wind Turbine System – the commissioners felt that 2 acres would not be a sufficient amount of ground with setback etc. to accommodate this large of unit.

Article 11 Definitions

Page 11-4 – Agriculture Tourism – strike “Agricultural tourism shall not include private or public stables.”

Page 11-8 – Confined Feeding – Add “all state laws apply”

Page 11-12 - Pets – the commissioners are recommending that this area be reviewed. There are discrepancies between indoor and outdoor pets. As currently stated in the UDO residents in Mixed Village zoning would be unable to have an outdoor pet. ALSO: Chickens need to be added as indoor pets as well as rabbits.

Please note: The final draft of the UDO amendments recommended by the Commissioners are reflected in the minutes of May 29, 2012.

ADJOURNMENT

This session of the Board of Commissioners of Noble County was at approximately 11:45AM recessed from day to day until the 30th day of April 2012.

Joy Y. LeCount, President

David J. Dolezal, Vice President

Jack W. Herendeen, Member

ATTESTED: _____
Jacqueline L. Knafel, Auditor