

**HENRY COUNTY PLANNING COMMISSION
1201 RACE STREET, SUITE 214
NEW CASTLE, INDIANA 47362**

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The Henry County Planning Commission held a Regular Meeting in the Old Circuit Courtroom of the Henry County Courthouse, 101 S. Main Street, New Castle, IN 47362 on Thursday, January 18th 2018.

The meeting was called to order at 5:00 pm by President Steve Rust.

Roll was called. Board members present were: Dale Cole, Justin Curley, Daniel Roach, Steve Rust, Olene Veach, Larry Brayton, Rachel Clark, Ed Yanos and Robin Fleming.

Also present was Darrin Jacobs, Zoning Administrator and Sean Row, Attorney.

Previous Minutes

The Board read and approved the November 16th minutes with a vote 9-0. The motion to approve was made by Dale Cole and seconded by Ed Yanos.

Officer Election

The board held elections for the 2018 calendar year.

Dale Cole nominated Steve Rust for President. Ed Yanos seconded the nomination. The nomination passed 9-0.

Olene Veach nominated Justin Curley for Vice President. Dale Cole Seconded the nomination. The nomination passed 9-0.

Olene Veach nominated Rachel Clark for Secretary. Robin Fleming seconded the nomination. The nomination passed 9-0.

BZA Appointment from Planning Commission

Dale Cole nominated Larry Brayton as the Planning Commission appointment to the BZA for a 4 year term. Steve Rust seconded the nomination. The nomination passed 9-0.

Rules of Procedure and Fee Schedule for 2018

Dale Cole moved to approve the previous year's Rules of Procedure and Fee Schedule without any changes for 2018. Ed Yanos seconded the motion. The motion passed 9-0.

Attorney Contract for 2018

Dale Cole moved to approve the legal services contract as presented for 2018. Rachel Clark seconded the motion. The motion passed 9-0.

Comprehensive Plan

Brooke Thomas, Senior Planner at American Structurepoint and Project Manager for the Henry County Comprehensive Plan, gave an overview of Henry County's comprehensive planning process. Mrs. Thomas thanked the Steering Committee, Planning Commission, County Commissioners, and all the private citizens who participated in the planning process. Mrs. Thomas went into depth about the Project Team's efforts to gather as much feedback from as many different sources as possible over the last 14 months. Mrs. Thomas stated that she believed that the final document was reflective of the overall vision of Henry County, but she cautioned the Planning Commission that this was not a consensus document and that no Comprehensive Plan would ever receive one hundred percent support for every item in the plan. Mrs. Thomas also stated that the City of New Castle's Comprehensive Plan was also working its way through the approval process and that it contained portions of the County Plan as its own action steps. Mrs. Thomas asked the Planning Commission to approve the Comprehensive Plan as presented.

More than half of the volunteer Steering Committee was present to support the plan and the floor was thrown open for members of the Committee to address the Planning Commission.

Mike Broyles, Christy Ragle, Marcus Allhands, and Shannon Thom all individually stood and gave their impression of the Plan and the planning process and asked that the Planning Commission approve the Plan as presented.

President Steve Rust opened the public hearing to take public comment on the proposed Comprehensive Plan.

Rosalind Richey, Gary Rodgers, Jim McShirley, Patsy Conyers, Andy Huhn, David Fisher, Judy Walker, Vernon Cherrett, Melissa Elmore, Mary Romine, Marsha Gratner, Harland Cole, Wayne Foster, Liz Tobin, Peggy Stefandale, Dan Richey, Ed Tarantino, Phil Gibson all gave comments about the proposed plan.

President Steve Rust closed the public hearing and asked if the Commission Members had any questions or comments.

Dale Cole stated that he believed that the plan as a whole was very good and that a lot of time, effort, and money had been put into it. Mr. Cole also stated that he felt like most of the comments against the Plan were focused on just 2 pages of the 168 page document, and that those pages were the ones dealing with wind energy development.

In order to move the Plan along and not jeopardize all the good things in the Plan Mr. Cole moved that pages 82 and 83 dealing with wind energy development be removed from the Plan.

Zoning Administrator Darrin Jacobs asked to give his report on the Plan and to clarify what options were available to the Commission before they move forward with voting.

Mr. Jacobs thanked Brooke Thomas for her work on the Plan and thanked the Steering Committee for their efforts to guide the county to a shared vision. Mr. Jacobs stated that Comprehensive Plan was needed and that no plan would be without controversy. Mr. Jacobs recommended that the Plan be approved as presented.

Mr. Jacobs then went on to state that the Planning Commission had the option to approve the Plan as presented or that they could make amendments to the Plan before it is forwarded to the County Commissioners for their approval.

President Steve Rust called for a second to Dale Cole's motion.

Motion died for lack of a second.

Robin Fleming stated that she believed that they did not need to delete the entire two pages, but rather revise some of the language. After some discussion among the Board about how best to move forward Mrs. Fleming moved that they approve the entire Plan except pages 82 and 83, and that all of the Planning Commission Members would individually submit any changes that they saw fit to those two pages to Brooke Thomas who would try to create consensus language from those submissions and return in February with recommended changes.

Ed Yanos seconded the motion. Motion carried 9-0

Dale Cole moved to adjourn the meeting. Justin Curley seconded and the motion carried 9-0.

President

Secretary