

**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 monthly meeting in person at 5:00 pm on Thursday, October 19th 2023.

The meeting was called to order at 5:00 pm by Kenon Gray.

Roll was called by Kenon Gray. Board members present were: Dale Cole, Bobbi Plummer, David Fisher, Kenon Gray, Marsha Gratner, Lori Pritchett and Terry Matney. Also present was Zoning Administrator Tom Green, attorney Sean Row, and Planning Commission data clerk America Nevitt. Absent from the meeting was Jake Martin Jr. and Jason Roberts.

Minutes from Previous Meeting

The Board read and approved the September 21st meeting minutes. Dale Cole made a motion to accept the minutes, David Fisher seconded the motion. All present members voted yes to approve the minutes. The meeting minutes were approved 7-0.

New business:

President of economic development, Cory Murphy, made a presentation for a study to be conducted for the highway 109 corridor in Knightstown. This is in anticipation of growth in that area. The plan is for future housing and business to come into the area. The hope is to catch some of the Indy metro business that comes through there. Kenon asked if this was in relation the 600-home housing development that the newspaper reported. Cory stated that he has no exact plans in mind, but this will likely include housing such as this. Cory Murphy stated that the water and sewer will be able to handle this kind of expansion and industry as there are plans already to increase services in this area. Kenon Gray asked if there were any other questions. No questions. Bobbi Plummer made a motion to accept this study. Marsha Gratner seconded the motion. All Planning Commission members voted Aye. Passed 7/0.

Case B:2260-CAU for Mt Summit liquor store- Liquor on the Rocks-

Previously a convenient store/grocery store. This property was purchased on contract by Navjot Singh. Zoning Administrator Tom Green made presentation. Tom stated he has received no opposition prior to the meeting. Kenon Gray asked if the business is currently closed? Tom stated that it is currently closed. Kenon Gray invited the owner to share information with the Planning Commission. Attorney Patrick Rooney made presentation of what has been done in and to the building to date. No CAU, demo, or building permits have been applied for at this time. Mr. Rooney requested the CAU be approved. Bobbi Plummer asked Mr. Rooney when did they hire an engineer? Mr. Rooney stated about 1 month ago. Bobbi Plummer stated, this was all done out of order since no CAU

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was given and no building or demo permits were issued. She also stated that they did not close down the business when they were ordered to do so. She stated she was concerned with approving the CAU for these reasons. The business was just closed on 10/13 after hiring their lawyer. Mr. Rooney stated, prior to him becoming involved, there was some confusion as there is a language barrier. A request for a CAU hearing was filed in September of 2022. Supporting documentation was not filed after several requests and the project was believed to be suspended by the Zoning Administrator and after discussion with Indiana Department of Homeland Security.

Tom Green stated that an address change in July of 2022 was request for the building and there was no stated reason for the request. They had been informed that a CAU was required and ignored this information. Mr. Rooney stated they were confused and thought that when they got their liquor license that meant they had Commission approval. There was also an issue with getting a DHS state design release that was required. They did not get the state design release originally as required information was not supplied to the State, as requested. Mr. Rooney stated that they have since received their state design release.

Bobbi Plummer asked if they have gotten any permits. No required permit applications have been presented to the Zoning Administrators. Tom Green stated they should not have completed any work without obtaining permits

Bobbi Plummer made a motion to table this case until all requirements have been met and all permits have been issued.

Marsha Gratner asked if they must remain closed at this time? Attorney Sean Row responded, yes. There is a preliminary injunction in place the states that cannot operate at this time.

All present Planning Commission members voted aye to table this case. 7/0

Case B:2270- Rezone of property from Highway Business (HB) to Agricultural (A1)

Case B:2271-Commission Approved Use (CAU) for an event center west of Knightstown.

The two above cases are linked. Tom Green stated that no opposition has been received concerning this project. Only favorable responses have been received

Attorney Brian Tuohy made a PowerPoint presentation. The location in question is a 5.5 acre site with a former Catholic church on site. Stephanie Longworth, the owner, was present as well.

Dale Cole asked if there will be any restructuring? Mr. Tuohy stated that is not the plan. They may add covered walkways on either side and upgrade the bathrooms and kitchen. There is an ADA compliant restroom on the main floor. They will need to possibly add another restroom upstairs. They are looking at options for this at this time.

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Staff recommendation was made to approve by Tom Green. Kenon state that this is a very nice building and a great idea.

No public comments were made. Dale Cole made a motion to approve the rezoning of the property. Marsha Gratner seconded the motion. All present Planning Commission members voted Aye. 7-0. Rezoning will go to the Commissioners for finalization.

No further comments or questions concerning the CAU. All Planning Commission members voted yes to all 3 CAU questions. The CAU approved by the Planning Commission. 7-0 votes.

Old Business:

The airstrip from the September 2023 meeting is awaiting state feedback. If this information is received, we will revisit this in the next meeting. No other old business.

Dale Cole made a motion to adjourn the meeting. Bobbi Plummer seconded the motion. The meeting adjourned at 6:01 pm.

The next meeting of the Henry County Planning Commission will take place on Thursday, November 16th at 5pm in the second floor Henry County court room unless there is no business to discuss.

President

Secretary