

**FRANKLIN COUNTY AREA PLAN COMMISSION**  
**MEMORANDUM & MINUTES**  
**COMMISSIONERS/COUNCIL PUBLIC MEETING ROOM, 203**  
**JANUARY 13, 2021 @ 7PM**

**THOSE PRESENT:** Ruthie Mannix, President; Robert Braun, Vice-President; Ed Derickson, Connie Rosenberger, Rob Seig, Christine Rains, and Emily Ruffier. Also present Tammy Davis (via zoom), Cindy C. Orschell and Glenn Bailey

**Pledge of Allegiance**

**Roll Call**

Ruthie Mannix began the meeting asking for nominations for president. Bob Braun nominated Ruthie Mannix. Ed Derickson 2<sup>nd</sup>. AIF. MC.

Ruthie Mannix next asked for a nomination for vice-president, Ed Derickson nominated Bob Braun, Christine Rains 2<sup>nd</sup> AIF. MC.

Ed Derickson made a motion to approve Cindy Orschell as Executive Director of Area Plan, Bob Braun 2<sup>nd</sup> it AIF. MC.

Rob Seig made a motion to accept contract for Tammy Davis as attorney for the year. Christine Rains 2<sup>nd</sup>, AIF.

Bob Braun made a motion to appoint Ed Derickson to BZA, Connie 2<sup>nd</sup>, AIF.

**Minutes for November 18, 2020** were approved with corrections, motion by Bob, Ed 2<sup>nd</sup> AIF except Emily Ruffier.

**Public Hearing**

1. **CU-4-20-21765 for Michael Rhoads** to permit federal regulated firearm sales (transfers only) at 3152 Snow Hill Road in Section 27 of Whitewater Township containing 8.54 acres, parcel #24-17-27-300-004.004-021. All paper was turned in and in order. The FFL does not allow buying or selling firearms on the property. Ruthie asked to be sure all paperwork in order and it only applies to transfers. Christine asked is it legal to bring into this state? Ed asked about testing at the site, Mike replied absolutely not and that it would at most be two or three transfers per week. Becky Lewis, a neighbor showed concerns for weapons being discharged, but took Mike's assurance that this would not happen. Bob asked if the APC was to give a favorable, unfavorable or no recommendation. Ruthie replied yes, those are the choices before the commission. Cindy pointed out the license was just for this parcel. Mike told everyone he had been in law enforcement for 26 years and is just looking for a part-time opportunity. Rob asked for a clarification of a Conditional Use, which Cindy gave. Bob made a motion to send a favorable recommendation to the BZA. Ed 2<sup>nd</sup> it AIF
2. **CU-5-20-21767 for Johnathan Marcum/ Adam Moehlman**, applicants to permit temporary storage of disabled vehicles (and for purchasing, and repairing wrecked and; salvaged vehicles for resale) at 18128 Marcum Lane in Blooming Grove Township, parcel# 24-03-07-100-009.000-002. Property

owner was present and Cindy made note that the request was for this parcel only. Jon and Adam are seeking the CU so as to obtain a Dealer License in order to buy at auctions vehicles to rebuild for resale. The license is to be temporary until a more suited property is found. The parcel is not to be used as a junkyard. There was considerable debate as to the difference between the request and a junkyard. It was spelled out that the cars they buy will not be used to tear down but to build up for resale which is why they are seeking a dealer license in the first place. For the petitioners to get a license the county must sign-off on the zoning. Ruthie asked about how many cars will be outside in storage and how do they plan on marketing them for resale? Jon answered they will use internet sources such as Craig's list, facebook etc. Bob asked about temporary or not and Jon replied 6 months to a year. Rob said your goal is to fix them up and then leave the lot to which Jon replied yes. Ed inquired about liquid waste, car lifts, used oil etc. Jon replied he doesn't expect mechanical problems but if liquids are drained they will be done so legally. Concern was voiced from a neighbor, Bernard Lunsford and another resident not in attendance about the width of the road, the traffic coming and going as well as the disruption in terms of the rural scenery. Jon responded to these issues and how he would attend to them. More questions about the number of vehicles and the length of time. Jon and Adam talked of how they have been looking for a better location and hope to find one ASAP. They agreed to 6 vehicles and 12 months maximum. Ed asked about running water and restrooms, Jon said not needed according to someone from the state that came out to visit the sight. Rob mentioned the Health Dept involvement may be needed. Jon said his home is just a short distance away. Ruthie asked about how many customers? Adam replied it will be by appointment only as long as they are at this location. After a discussion as to what the APC could do about conditions put on the request Tammy stated that was up to the APC. Discussion then let to question by Connie as to whether or not it is a junkyard? Jon and Adam explained how they feel it is different in this case. Christine inquired if anyone else had come before the APC for something like this? Ruthie said no. After a little more discussion about zoning, numbers, people visiting etc. Ed made a motion to send a favorable recommendation to BZA stipulating 6 cars and 12 months maximum time frame. Not to become a junkyard. Bob 2<sup>nd</sup> the motion, motioned carried 6-1, with Ruthie opposed.

**Training for APC** regarding the AES amendments was talked about next.

**Meeting dates for 2021** Always on the second Wednesday- January 13, 2021, February 10, 2021

March 10, 2021, April 14, 2021, May 12, 2021, June 9, 2021, July 14, 2021, August 11, 2021, September 8, 2021, October 13, 2021, November 10, 2021, December 8, 2021.

**Old Business- None**

**Violations Report--** Derryl Cregar- Commissioners will be discussing the road after the 1<sup>st</sup>. of the year.

Robert Barnover-Robert was in the office, Tammy sent a letter on January 4, 2021.

Randy & Bridget Smith-Tammy sent letter January 4,2021, will do a site visit to see if there are any results.

Andrew Matthews-have been in contact with him on another matter also.

D&J Homes- Had contract with Linda Monroe from D&J on site visit on 1/12/2021 still in violation.

Steven T. & Peters & Paula Godsey- Tammy to send letter.

Town of Brookville- Permit issued #21780.

Anthony Lecher- Revisit when they are to begin grinding again.

**Motion to adjourn** was made by Bob Braun, Ed Derickson 2<sup>nd</sup> AIF. Meeting adjourned at 8:36PM