

FRANKLIN COUNTY AREA PLAN OFFICE

MEMORANDUM & MINUTES

MARCH 8, 2023

COMMISSIONERS/COUNTY COUNCIL PUBLIC MEETING ROOM 203

Those Present: Robert Braun, President; Christine Rains, Vice-President; Dennis Moeller; Rob Seig; Daryl Kramer; Patrick Bedel; Todd Raible; Tammy Davis, Commission Attorney; Kaitlin Sterwerf, Executive Director; Glenn Bailey, Recording Secretary; Ailer Blair

Pledge of Allegiance

Roll Call

Bob Braun open the meeting welcoming Kaitlin Sterwerf as the new Executive Director of the Area Plan Office.

Motion-Denny Moeller moved to accepted the minutes of the February 8, 2023, Rob Seig 2nd. AIF

Motion- Rob Seig moved to accept the minutes of the February 13, 2023 special meetings, Daryl Kramer 2nd. AIF

Bob Braun opened the public hearings portion for Cell Towers. Rob Seig said there was little in the Citizens Code concerning Cell Towers. Rob Seig felt there was a need to look at other counties requirements/restrictions. Bob Braun said he had looked into what Dearborn County was doing some years ago and basically Franklin County took there plans and were given permission to use them as well with minor changes. Kaitlin Sterwerf said she would look into what we may need change. Christine Rains thought that perhaps with the changes that came with 5g we need to also consider how close cell towers are located to houses and whether or not they may cause harm. Bob Braun mentioned some years ago and accident occurred due to microwaves on cell towers.

Franklin County Stormwater Specifications- Daryl Kramer said the Commissioners voted to approve the language change from “surveyor” to Franklin County Stormwater Specifications in the Franklin County Citizens Code. Rob Seig gave a power point presentation on the need for a Stormwater Specifications criteria in the Citizens Code. Rob Seig brought up the March 3 rainfall that fell in different areas of the county, and the potential for runoff if new homes are built on Reservoir Road and the need for policies in place prior to. Daryl Kramer pointed out that this new plan was not for agriculture but instead for commercial ventures, new subdivisions not family 2 acre plots. Bob Braun asked for input from citizens in attendance. Jerry Wendel asked about when something goes wrong. Rob Seig mentioned work at Reid Hospital site and the Family Dollar in

New Trenton where problems had occurred. Marty Hacker asked why there was a five (5) home exemption. Bob Braun explained that when the Citizens Code was being studied much time was spent looking into this issue which is generally where a family farm is split up for the next generation to build homes. Marty Hacker told of a home where for 45 years there was never a water problem and then someone build a new home and now the old home has flood issues. Rob Seig said that would be a civil issue, and penalties exist and that the county has a drainage board that can also take action but he would need to look into it more. Daryl Kramer said this new plan should help with rainwater runoff but there may still be problems when a 100 year rainfall occurs. Daryl Kramer felt this was needed responsible action. Christine Rains asked if when commercial buildings are approved are they checked over by engineers for potential drainage issues. Rob Seig answered that in one case it was redone 5 times before it was okayed. Daryl Kramer added that following the new standards wasn't extremely expensive and also it presented an even playing field. Bob Braun said how often times two people can read the same thing and get different interpretations from it, this should help with that. Bob Braun said the APC had three (3) choices, approve/deny/no recommendation.

Motion- Rob Seig moved to give a favorable recommendation for the Commissioners to adopt the Franklin County Stormwater Specifications 115 page document for development, subdivisions and outline of zoning code language. Todd Raible 2nd Daryl Kramer said the zoning code changes from surveyor to Stormwater Specification. AIF MC

Zoning Code for Signs- Daryl Kramer said there is nothing in the building code for signs. Ailer Blair said he had looked through the building code and found nothing also. Glenn Bailey reported that a citizen had called inquiring about putting a Billboard on his property as well as some 3'x5' signs as well. I felt the APC may need to consider some new language. Bob Braun said the APC would continue this until the next month, there should be some standards in the code.

Greenacres- Daryl Kramer said the plan was 5 years old, needs a rezone. Tammy Davis said and extension was given for 1 year. Rob Seig said there were two parcels not in the Greenacres area that were of concern. Alex Saurber from Greenacres said they will provide whatever is requested and the entire property will be for animal education programming. Much discussion followed about the different parcels, the changes over time and rezone of different parcels. Tammy Davis said Unit Developments rarely come up and some things may have fallen through the cracks, the 2 properties issues need resolving and it may take a hearing and notifications before we can move forward. Alex Saurber said that would be no problem for Greenacres, they are also waiting on the State of Indiana to reply. Alex Saurber said they will rework the plan for next month. Bob Braun asked Kaitlin Sterwerf to put Greenacres on the April agenda.

Motion- Bob Braun moved to continue having the meetings on zoom but to not allow participants to address the Board. Exceptions are made for board members who made be absent to address concerns over zoom. Denny Moeller 2nd. Vote 5-2 MC

Spire Senior Village- Kaitlin Sterwerf said the area for parking and drainage were a problem, the plans were to broad and general. Tammy Davis agreed. Daryl Kramer asked to have a letter resent with the areas that were highlighted to be deleted before sending - (Additionally, there are no subsequent required discretionary actions such as rezoning, variances, special or conditional use permits, design review, or any other land use approvals). Bob Braun asked for any input, AIF of Daryl Kramer's suggestion.

Technical Review Committee-an Issues was raised about a committee needing to have representation from both political parties. Tammy Davis is going to look into that and see what other towns/counties do. Bob Braun thought 8 people were to many and it would be better to have an odd number of members to avoid ties when voting. Jerry Wendel said he was willing to serve. Todd Raible thought farmers should be represented on the committee.

Motion- Rob Seig moved to accept the second option with modifications. Todd Raible 2nd. AIF

Violation Report- Glenn Bailey said a permit was taken out for the porch at the Dwight Ball restaurant on Main St. Glenn Bailey also said he went to view the porch and it met criteria, also went out to visit the 7033 Holland Rd site which still has issues. The sister of the owner on Holland Rd called the office and said he was in the process of cleaning it up. Tammy Davis said she had also heard from the sister. Tammy Davis gave other up to date info on several properties and court action taken.

Christine Rains asked about Barndominiums and whether or not the Board should develop code plans for them.

Motion- Daryl Kramer moved to adjourn, Patrick Bedel 2nd. AIF Meeting adjourned at 9:00pm