

PLAN COMMISSION MINUTES

Monday, November 28, 2011

7:00 P.M.

A. ROLL CALL

Members Present:

Mike Hall– Chairman
Jake Hoog
Mark Lehmann
Ken Nelson
Daniel Lansing
Jeff Hughes
Dennis Kraus, Jr.

Arnold McGill – Attorney
Mark McCormack – Director of Planning & Zoning

Members Absent:

Mike Hornbach
Russell Beiersdorfer

B. ACTION ON MINUTES

There were no minutes to approve at this time.

D. OLD BUSINESS SCHEDULED TO BE RE-OPENED

There was no old business.

E. OLD BUSINESS TO REMAIN TABLED

There was no old business.

F. NEW BUSINESS

1. Proposed changes to the Dearborn County Subdivision Control Ordinance.

Mr. McCormack explains that the County Engineer and County Coordinator recently became aware of the fact that some of the County's standards and facilities are not in conformance with the Americans with Disabilities Act. Therefore, the County staff is working in coordination with each other to identify and resolve any nonconforming items that exist (in a timely and efficient manner). Mr. McCormack presents the staff report.

Mr. Hughes expresses concern with the requirement of additional width (concrete); he asks if asphalt can be used in place of concrete in order to be more cost efficient.

Mr. McCormack states that he drafted this Ordinance to bring the County into compliance for ADA standards (alone). He states that he can research the construction standards and better address those questions at the next meeting. He also states that he would like to have Todd Listerman, the County Engineer, present at the next meeting in order to address driveway aprons and sidewalk requirements.

Mr. Nelson asks who is requiring these changes.

Mr. McCormack explains that the County Engineer attended a workshop at INDOT and was informed that our County needed to address these items on all of the County's streets and associated improvements. He states that if these changes are not made, then it would effect Federal funding for the County's roads in the future. The whole County must be ADA compliant.

Mr. Hall explains that he has experienced situations with his commercial clients and he states that this does become a significant problem if not addressed quickly. He also agrees that this does add up-front costs to projects.

Mr. Lehmann feels that most of the developers will comply with a 5-foot width on sidewalks; however, he states that they will probably request more variances to place sidewalks along only one side of the road.

Mr. Nelson suggests making sidewalks one-way on one side of the roadways. He feels that this would not be a serious concern with the unincorporated county subdivisions, as compared to city developments and their higher pedestrian traffic.

Mr. McCormack clarifies that the consensus is to require passing blisters every 200ft. instead of a 5-foot width requirement. He asks if there are any concerns with requiring the developer to install the sidewalks instead of the builder.

Mr. Nelson feels that the Board should not dictate who constructs the sidewalk; he states that a developer can maintain a bond and permit the builder to actually construct the sidewalk. He explains that the developer will still be held accountable for the sidewalk through the certificate of occupancy.

Mr. McCormack states that the County Engineer inspects the roads and sidewalks.

Mr. Lehmann asks if driveways are considered passing bubbles.

Mr. McCormack states that he will research that and have an answer at the December meeting.

2. Proposed changes to the Dearborn County Zoning Ordinance.

Mr. McCormack explains that he is hoping to have the updated text for landscaping in January. He also states that it has been approximately 10 years since the Zoning Ordinance has been updated and even longer since the Zoning Map(s) have been updated. He asks if an updated Zoning Map should be completed in house—or whether the County should consider hiring a consulting firm to assist with this type of project.

Mr. Hall asks Mr. Hughes his opinion on where the County Commissioners would like to begin – the Zoning Ordinance or Zoning Maps.

Mr. Hughes feels that the County Commissioners' want to see the maximum opportunities for a property owner. He states that he would like to begin with the Zoning Ordinance.

Mr. Lehmann asks which project should come first.

Mr. McCormack states that he would like to work with the Zoning Ordinance and have those Articles reviewed and supported by the County Commissioners before beginning the work on an updated Zoning Map.

G. ADMINISTRATIVE

Mr. McCormack states that the financial guarantee report will be presented next month due to no expirations or significant activity at this time.

Mr. McCormack explains that Nicole Daily has been hired to work in the Department of Planning & Zoning as the new Assistant Planner.

Mr. McCormack gives a brief update on upcoming Board appointments for January 2012 and explains that there is a vacancy on the Board of Zoning Appeals due to Mrs. Daily stepping down to accept the office position.

Mr. McCormack states that the OKI Board of Directors appointment is due for January 2012. The Board agrees that Mr. McCormack shall retain his position representing Dearborn County.

Mr. Nelson makes a motion to adjourn the meeting. Mr. Lehmann seconds. All in favor. None opposed. Motion carries.

Meeting adjourned at 8:20 P.M.

Mike Hall, Chairman

Mark McCormack, Director of Planning & Zoning