

# **PLAN COMMISSION MINUTES**

**Monday, February 23, 2009**

**7:00 P.M.**

## **A. ROLL CALL**

Members Present:

Mike Hall - President  
Dennis Kraus, Jr. – Vice-President  
Mark Lehmann  
Mike Hornbach  
Dan Lansing  
Ken Nelson  
Russell Beiersdorfer  
Jake Hoog

Mark McCormack – Director of Planning  
Arnold McGill – Attorney

Members Absent:

Ralph Thompson

## **B. ACTION ON MINUTES**

Mr. Beiersdorfer made a motion to approve the January 26, 2009 minutes, as written. Mr. Lehmann seconded. All in favor. None opposed. Motion carried.

## **C. OLD BUSINESS SCHEDULED TO BE RE-OPENED**

There was no old business.

## **D. OLD BUSINESS TO REMAIN TABLED**

There was no old business.

## E. NEW BUSINESS

- 1. Request:** **Zone Map Amendment from Agricultural / Highway Interchange to Manufacturing Class 2 for an industrial park.**
- Applicant:** **DCEDI / Owner: Tom Stone, Joseph Stone, Carol Smith**
- Site Location:** **Harrison-Brookville Road**
- Legal:** **Sec. 11, T7, R1, Map #01-09, Parcel #006/006.001**
- Township:** **Harrison Size: 82 Acres**
- Zoning:** **Agricultural (A) / Highway Interchange (H-1)**

Mr. McCormack states that the Applicants are requesting to rezone approximately 82 acres from Agricultural (A) and Highway Interchange (H-1) to a Manufacturing Class 2 (M-2) Zoning District to permit a series of commercial and industrial uses. He states that the property is situated entirely within the West Harrison Tax Increment Finance District. He further states that the Technical Review Committee finds that 2 entrances will be necessary to properly serve this development and its associated traffic. Mr. McCormack reviews the staff report and shows slides.

*Open public comment.*

Mr. Jim Kinnett, Vice-president DCEDI, states that a purchase agreement was made with the property owner (about 1 year ago). As part of that agreement, they are applying for shovel-ready status through the State of Indiana. He explains that a shovel-ready property means that everything is ready to go, or in agreement to go, for a development to come in and be built. He states that currently there are no properties within Dearborn County that are considered shovel-ready. One requirement for the shovel-ready application is that the property must be zoned properly for industrial use. An M-2 designation is desirable because it best serves inquiries by the State. He further states that the property is already within a TIF and is consistent with surrounding uses. The site may be served by railroad if necessary. He feels there is a need for economic development in Dearborn County to raise income in the area and increase profitability for existing businesses in the community. He notes that this will allow people to reduce their costs for commuting and to spend more time at home. He further states that in regards to the concerns of the Technical Review Committee, the Applicants also prefer a 2-entrance development.

Mr. Mike Rozow, of DCEDI, presents a letter from Governor Mitch Daniels regarding shovel-ready sites and their need in Dearborn County. He states that last year the County was passed up by Bell Tech because it did not have a shovel-ready site.

Mr. John Rahe, of the Dearborn County Redevelopment Commission, states that he has been trying to attract businesses to this area for years and it is difficult to get people interested. He states that they are in a competition with the surrounding counties and notes that we don't have the sites ready for the businesses to come. He asks for approval tonight because this is a good site and is very much needed.

*Close public comment.*

Mr. Lansing agrees with what's been said and that this type of development is needed. His concern is with how much pipe is needed to get sewer to West Harrison / Harrison.

Mr. Renihan, President of the Dearborn County Regional Sewer District (DCRSD) states that it would take approximately 7500 feet of sewer line to make the run West Harrison / Harrison.

Mr. Beiersdorfer asks if the sewer plant is capable of handling waste from a manufacturing / industrial site?

Mr. Steve Renihan, states yes.

Mr. Hoog states that his concern is with the second entrance to the site and suggests coming off of Johnson Fork Road.

Mr. Mark Rosenberger, of Bayer-Becker, states that the Applicants have been researching Johnson Fork Road access alternatives; as they know more about the uses locating there and their traffic needs, a traffic study will be performed and designs will be finalized.

Mr. Kinnett states that another factor in deciding to use Johnson Fork Road is cost—due to the amount of upgrade needed for the road to handle truck traffic.

Mr. Kraus states that in speaking with the County Engineer, Johnson Fork Road is preferred for a second entrance to avoid sight distance issues and congestion on Old 52.

Mr. Beiersdorfer made a motion to forward a favorable recommendation to the County Commissioners to rezone this 82-acre property to a Manufacturing Two District to construct an industrial park on Harrison-Brookville Road in Section 11 of Harrison Township. This request is consistent with all five criteria of Article 5, Section 520 of the Dearborn County Zoning Ordinance as follows: 1) It meets the standards set forth in the Comprehensive Plan; 2) It is consistent with the current conditions & character of structures and uses in the district; 3) It is located within the West Harrison TIF district and is the most desirable use for this district; 4) It will conserve if not enhance the property values throughout the jurisdiction; 5) The project represents responsible development and growth as it is served by arterial and collector roads and is close to an interstate interchange and rail line.

Mr. Lehmann recommends that the motion be amended to include conditions requiring a full traffic study and 2 points of ingress / egress. Mr. Beiersdorfer agrees to amend the motion. Mr. Nelson seconded the motion. All in favor. None opposed. Motion carried.

**2. Request: Proposed changes to the Dearborn County Zoning Ordinance and Subdivision Control Ordinance.**

**Article 2, Sections 244 & 260 – Secondary Plat and Certified Survey Requirements  
Article 3, Section 305N – Dead-end Streets**

Mr. McCormack states that staff has prepared the text amendments to Sections 244 and 260 to address requirements by the State and County to record land division plats. He also states that he is reintroducing revisions to dead-end streets as referenced in Section 305N. Mr. McCormack reviews the staff report.

Mr. Nelson asks who oversees Indiana Rule 12?

Mr. McCormack answers that this rule is overseen by the Indiana Board of Land Surveyors, professional certification boards, and the Indiana Attorney General's Office.

*Open public comment.*

Mrs. Daily, of Bayer-Becker, asks if the Commissioners requests from their previous meeting have been addressed?

Mr. McCormack states that staff's previous proposals to the Commissioners (in 2008) have been divided into sections; access to adjoining tracts and emergency access provisions have already been addressed and removed from the original proposal(s).

*Close public comment.*

Mr. Kraus made a motion to forward favorable recommendations to the County Commissioners for the proposed amendments, as corrected. Mr. Nelson seconded. All in favor. None opposed. Motion carried.

## **F. ADMINISTRATIVE**

Mr. McCormack gave a brief update on:

- The Bond Report
- Planner position available – Ms. Rademacher has taken another job offer.
- The Annual Report for the Planning Department
- The Fiscal Impact Study
- The Comprehensive Plan Land Use proposal
- The Economic Stimulus Plan

Mr. Beiersdorfer made a motion to adjourn the meeting. Mr. Kraus seconded. All in favor. None opposed. Motion carried.

Meeting adjourned at 8:05pm

---

Mike Hall, President

---

Mark McCormack, Director of Planning & Zoning