



Dearborn County Plan Commission

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PLAN COMMISSION AGENDA

Monday, July 25th, 2022

7:00 P.M.

***Location:** *Henry Dearborn Meeting Room; Dearborn County Government Center*

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACTION ON MINUTES

D. OLD BUSINESS – NONE TO BE RE-OPENED

E. NEW BUSINESS – NONE

F. ADMINISTRATIVE

- Review public comments from 07/14/2022 Community Workshop
- Review and discuss proposed ordinance amendments and updates to the Dearborn County Zoning Ordinance, specifically with respect to the draft Zoning Map alternatives and the draft text(s) of: *Articles 9 and 10, regarding Agricultural and Residential Zoning Districts; Article 25, regarding General Standards; Article 27, regarding Definitions*

DEARBORN COUNTY PLAN COMMISSION MEETING

July 25, 2022

7:00 PM

Andrew Baudendistel's reading of the Voluntary Title VI Public Involvement Survey - *As a recipient of federal funds, and in support of Dearborn County's efforts to ensure nondiscrimination and equal access to all citizens, the County gathers statistical data regarding participants in county activities. Therefore, we have provided a Voluntary Title VI public Involvement Survey at this meeting. You are not required to complete this survey. However, the form is anonymous and will be used solely for the purpose of monitoring our compliance with Title VI and ADA*

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

MEMBERS PRESENT:

Dennis Kraus Jr—President

Mark Lehmann—Vice President

Jake Hoog

Jim Thatcher

Russell Beiersdorfer

Eric Lang

Joe Vogel

Dan Lansing

Jeff Hermes

Mark McCormack - Planning Director, Secretary

Andrew Baudendistel - Attorney

MEMBERS ABSENT—NONE

C. ACTION ON MINUTES—NONE

D. OLD BUSINESS – NONE

E. NEW BUSINESS – NONE

F. ADMINISTRATIVE

To review public comments from the July Community Workshop and discuss proposed ordinance amendments and updates to the Dearborn County Zoning Ordinance, specifically with respect to the test(s) or: Articles 9 and 10, regarding Agricultural and Residential Zoning Districts; Article 25, regarding General Standards; Article 27, regarding Definitions.

Mr. McCormack started with the review of the public comments from the July Community Workshop, the comments from previous meetings and surveys.

One of the comments was related to allowing pole barns in a residential district as it is not listed in the proposed text. This should be added as it is stated in agriculture and agriculture homestead.

Another comment for setting an acreage for the keeping of animals in a residential district or making the keeping of animals based on acreage rather than the zoning district.

Most commonly animal ordinances in the State of Indiana, this would be stated in Chapter 90 of County Ordinances. But each jurisdiction handles it differently. Dearborn County has been noted in the past to have the keeping of animals in the Zoning Ordinance. The Board can think on whether or not we really want anything in the Zoning Ordinance about animals and the issues that go along with not having in the Zoning Ordinance. If we keep animals in the Zoning Ordinance, the Board has a discretion on changing the numbers or the minimum acreage of the keeping of animals.

Mr. Lehmann made a motion to open public discussion. Seconded by Mr. Beiersdorfer. All in favor. None opposed. Motion carried.

Mr. Steven Perrine, 16358 Scenic Drive, wanted to comment on his property as currently his farm is zoned agriculture, but in the proposed map it would be agriculture homestead. He wishes that the properties remain agriculture as that is what the lands are used for in the surrounding area.

Mrs. Yvonna Arnold, 18177 Keller Road, they have 27 acres and they are requesting to remain agriculture.

Mr. Charles Keller, 5578 SR 48, they have over 100 acres and are an active farm. They are requesting to be agriculture.

Mr. Jason Morgan, 5235 Kirby, have bees and chickens and would like to be agriculture. He doesn't want to be residential.

Mr. McCormack pulled up the property on the map and his property is currently zoned residential already.

Mr. Morgan asked how they are classified as agriculture for taxes.

Mr. Kraus explained that the zoning doesn't affect their taxes, as the Assessor's Office have classifications on property based on the use of the property.

Mr. Beiersdorfer made a motion to close public discussion. Seconded by Mr. Lehmann. All in favor. None opposed. Motion carried.

The Board had a discussion of moving forward with the process, and the majority stated they would like to agree on the proposed text changes before moving forward with the discussions of the maps.

Mr. McCormack stated to the Board that there are different ways to consider the keeping of animals. In his opinion to keep the language in the code, that it be based on the acreage and not the zoning district.

Ms. Daily stated that she would agree with Mr. McCormack, as the issues we have had with animals has been on the smaller lots.

Mr. Lehmann wanted to discuss the comments that we received. Has anyone provided different numbers for animals per acre.

Mr. McCormack stated he received only two things mentioning their opinion on animals per acre.

Mr. Lang asked about the people being turned away because staff can't help their situation as there is no code.

Mr. McCormack stated that it is usually the small lots where we have the problems enforcing in agriculture districts, but since we have a current ordinance in residential districts, we are able to help on those properties. He stated that it can be changed to units per acre, instead of the type of animals.

Mr. Kraus stated that staff should take some time to revise some of the text for the next meeting and try to get the text close to being done.

Mr. Beiersdorfer believes that we should do it by animal unit as it allows a variety of animals on a tract of land and would make it more clear to the meanings and control of the ordinance.

Mr. McCormack will have staff review and make some changes to bring back to the Board. If the Board and other members of the Zoning Committee can review the text to make some more minor changes other than about the animals.

Mr. Steven Perrine suggested that the unit per acre to make it easier for the enforcement or pounds per acre.

Mrs. Muller addressed the Board with acreages of animals, the assessment of the property for 5 acres related to agriculture uses by the Assessor's Office.

Mr. Lehmann made a motion to adjourn the meeting. Seconded by Mr. Beiersdorfer. All in favor. None opposed. Motion carried.

Meeting adjourned at 8:59 pm



Dennis Kraus – President



Mark McCormack—Planning Director, Secretary