

DEARBORN COUNTY PLAN COMMISSION MINUTES

Monday, March 27, 2017

7:00pm

A. 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.

B. ROLL CALL –

Members present:

Jake Hoog

Dan Lansing

Mark Lehmann

Jim Thatcher

Art Little

Mark McCormack – Planning Director

Andrew Baudendistel – Attorney

Members absent:

Dennis Kraus, Jr.

Russell Beiersdorfer

Eric Lang

C. ACTION ON MINUTES

Mr. Hoog was not present at the prior meeting so a vote could not be taken due to lack of quorum for this item. Mr. Lansing made a motion to table the minutes until the next meeting. Seconded by Mr. Little. All in favor. None opposed. Motion carried.

D. OLD BUSINESS SCHEDULED TO BE RE-OPENED: None

E. OLD BUSINESS TO REMAIN TABLED: None

F. NEW BUSINESS

1. Request: To make a determination regarding whether a resolution and an amendment proposal to the economic development plan for the West Aurora Tax Increment Finance (TIF) District area, as forwarded by the Dearborn County Redevelopment Commission, conform to the County's plans of development.
- Applicant: Dearborn County Redevelopment Commission
- Site Location: U.S. 50 & Randall Avenue
- Legal: sec. 11, T 4, R 2, Map #11-11, Parcel #'s: 026.000, 027.000
- Township: Washington
- Size of Affected Area: 1.63 Acres + / Zoning: Manufacturing One (M-1)

Mr. McCormack presented the staff report. In this case, there are two (2) parcels that the Dearborn County Redevelopment Commission would like to acquire—for the purpose(s) of being able to create and maintain signage and other entrance features related to the Aurora Industrial Park. The West Aurora TIF District was originally created and approved by the Dearborn County Redevelopment Commission, in coordination with public hearings held with the Plan Commission and Board of Commissioners, in February to March of 2006. Essentially, the Redevelopment Commission is simply seeking to update / amend the original redevelopment plan for this area to include the acquisition of the two (2) aforementioned parcels—which are located at both of the corners of U.S. 50 and Randall Avenue (the only road in the Aurora Industrial Park that currently provides connectivity outside of the platted subdivision). Letters were sent out for this request. Mr. McCormack did receive one phone call from an adjoining property owner. The caller was fine with the request once he understood what it was for.

Mr. Lehmann asked if the board is looking at two motions or just one motion. Mr. McCormack said one would suffice since the items involved are related to the same section(s) of Indiana code.

Dearborn County Redevelopment Commission representative, Jim Deaton, approached the podium. He noted this change in the plan for the area was needed to create an updated sign and to help create an entrance to a business park where people want to be. This is an action that will help develop the TIF. Mr. Deaton referenced exhibits provided to the board for this request.

Mr. Deaton presented some history of the existing signage for the industrial park. It was originally owned by the businesses in the industrial park. As property changed hand, the identity of the owners at some point became unknown. The Redevelopment Commission thought the sign was on an easement but they aren't sure and no one will do anything with the sign until the ownership issue is addressed. The Redevelopment Commission is working on getting rid of the existing sign and making it look like a nice entrance to the industrial park. A new, modern sign will eventually be erected.

The Redevelopment Commission has been dealing with the Rack Family. They are in the business of moving dirt and constructing buildings. They own land in the Aurora Industrial Park. This family is very interested in the land that they own within the Park. They feel they can help with signage. They may relocate and expand their business operation to this area. Both the Rack family and Anheuser Busch are on board with the Redevelopment Commission's plans involving this request.

Mr. Lansing asked if this request would affect the neighboring hotel in any way. Mr. Deaton advised that hasn't been discussed yet. Mr. Deaton advised that the Redevelopment Commission initially wanted the acre with the sign on it. At that time, the board members didn't know they could acquire the acre with the sign so they talked about buying the half acre on the other side of Randall Ave. They now intend to buy both properties since the deals have been found to be acceptable. Mr. Lansing asked about the small access that goes to the hotel from Randall Ave. Mr. Deaton stated that the Redevelopment Commission would own that driveway. He noted that the main access to the hotel is on US 50.

Mr. Thatcher clarified that once the land is purchased, the new signage and entrance way would be maintained. Mr. Deaton confirmed this.

Mrs. Terri Randall, County Administrator, approached the board. She supports the Redevelopment Commission. She states the sign is outdated. There remains a question of who owns the sign. They tried to get an easement for the sign but the owner wanted to sell the whole parcel. By purchasing this parcel, the whole area around the sign can be controlled. The business park has been left to do its own thing. With the port coming, she is getting calls from businesses looking for places for warehousing uses. She feels the request is very consistent with economic development in this area.

Mr. Lehmann asked if there is some sort of business owner's association to maintain common areas in this industrial park. Ms. Randall advised there is not. She advised the Rack family is anticipated to be a great partner in future efforts.

Mr. Lehmann asked how fast the Redevelopment Commission plans on putting up a new sign. It was noted that the Redevelopment Commission has to close on the loan first, then have a public hearing, and follow certain procedures before that can occur. The closing on the properties is scheduled to happen before the end of the month.

Dr. John Ray, member of the Redevelopment Commission, advised that the board members have been trying for a number of years to get this area cleaned up. They plan on building up this area. There are opportunities out there but he noted that as a community we need to make the area more attractive. There is a lot of interest in this part of the county. It is good for the community to develop the property in the business park. The current occupants would like to see the front of the development cleaned up as well.

Mr. Hoog made a motion to open public discussion, seconded by Mr. Lansing. All in favor. None opposed. Motion carried.

No one from the public wished to speak.

Mr. Hoog made a motion to close public discussion, seconded by Mr. Lansing. All in favor. None opposed. Motion carried.

Mr. Little made a motion to approve a resolution and amendment proposal to the economic development plan for the West Aurora TIF district, as forwarded by the Dearborn County Redevelopment Commission and as it conforms to Dearborn County's plans of development. Seconded by Mr. Lansing. All in favor. None opposed. Motion carried.

G. ADMINISTRATIVE

- 1. Discussion of inter-local agreements** – Updated inter-local agreements with St. Leon and West Harrison. Language has been updated to address who collects fees. The building department agreement has also been added to the inter-local agreements. The agreements also include a reference to the county engineer and inspections related to new driveways, etc. A discussion about retention of funds ensued. The intention is for the County to collect all of the fees for West Harrison and some of the fees for St. Leon. Mr. McCormack advised of needed changes in some exhibit pages.

Mr. Thatcher asked if a bill is sent to these towns or if they automatically send payment. Mr. McCormack advised he sends invoices every year. There is a verification process that the invoice has been paid. He also talks to the municipalities once or twice a year to verify if they are intending to renew their agreements as it affects the department's budget.

Mr. Lansing made a motion to approve the inter-local agreement with the Town of West Harrison with Exhibit D to be changed to be labeled as Exhibit A. Seconded by Mr. Hoog. All in favor. None opposed. Motion carried.

Mr. McCormack reviewed the exhibits for St. Leon's inter-local agreement. He noted that St. Leon currently pays the county \$10,800 annually for their contracted services.

Mr. Hoog asked how the building department fees were determined. Mr. McCormack advised that these fees have been the same, standard fees for everyone, regardless of location in the county, for a number of years.

Mr. Lansing made a motion to accept the inter-local agreement between the Town of St. Leon and Dearborn County, Indiana as stated. Seconded by Mr. Hoog. All in favor. None opposed. Motion carried.

2. Financial Guarantee Report

This report had been forwarded via email. The developer for Harvest Ridge has about one and a half months to respond to the renewal notice. Mr. McCormack doesn't anticipate any issues.

3. Discussion regarding changes to the Dearborn County Zoning Ordinance

Ordinance items will be e-mailed to all board members to review prior to the next meeting. The staff is trying to address the Supreme Court decision regarding signs and how these structures are regulated. The codes have to be content-neutral. No exceptions can be allowed. The Supreme Court decision was discussed with the board. Examples were given.

Mr. Baudendistel provided input and clarification as well. He noted that due to contrary decisions made by other courts, drafting these ordinances has proved difficult.

4. Minute Taker position

There is going to be a minute taker position opening soon due to scheduling conflicts with the current minute taker.

5. Sound System:

The sound system is broken. A new system is needed. The Plan Commission can go and ask for their own system and is prepared to do that. The County Administrator has stated she is going to work on purchasing the sound system through the County Commissioners' budget. The new system would be accessible to everyone and would be administrated through the County Commissioners' staff.

Mr. Thatcher made a motion to adjoin the meeting. Seconded by Mr. Little All in favor. None opposed. Motion carried.

Meeting adjoined at 8:15pm.

Mark Lehmann, Vice-President

Mark McCormack, Secretary
Planning Director