

**FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
APRIL 26, 2018  
6:00 P.M.**

**A: Call to Order:**

The Fountain County Planning Commission met January 25, 2018 at 6:00 p.m. at the Fountain County Courthouse in the Commissioners Meeting Room. A motion was made by Tim Shumaker and was seconded by Dale Clawson to approve the minutes of the January 25, 2018 meeting as presented.

Vote: 6-0

**B. The following members were present:**

Kyle Crowder	Andy Smart
Tim Shumaker	Sue Ann Anderson
Dale Clawson	Laura Bush

Others in Attendance were: Jenny Eads, Asst. Environmentalist (Health Dept.) and Brenda Hardy, Auditor

**C. Determination of Quorum - Yes**

**D. public comment** – The Health Department Asst. Environmentalist, Jenny Eads was in attendance to answer any questions regarding what part the Health Department has in approving Septic Permits and what they do with Warren County Plan Commission that would be of help to the Fountain County Plan Commission.

**E. Report of Committees and officers –**

The Plan Commission would like a copy of the Wind Ordinance emailed to them.

**F. Old Business – None**

**G. New Business -**

**2019 Budget Requests** - to be submitted to the Auditor June 15, 2018.

**Amend the Plan Commission Rules of Procedure** - (page 2) The Plan Commission will meet on a regular monthly basis unless there is no business to discuss. A motion was made by Andrew Smart and seconded by Sue Anderson to amend the meeting date to be on the 4th Thursday of every month at 6:00 p.m.  
Vote: 6-0

**SOLAR FARM** - request regarding permits

Innovative Solar Systems, LLC- interested in 3 other parcels for a Solar Farm in Richland Township. This property is owned by Jason & Kelly Carlson. The project is about  $\frac{3}{4}$  of a mile north of Newtown, on the East side of State Rd 341 would be about 200 acres in size. Tim mentioned that he would have a conflict of interest on voting on this if it goes through. No action was taken.

**New Construction -**

**Martin Family Farms** - Joe Sidwell contacted the Auditor's Office to let them know that they would be building a storage shed for a water tank at 2751 West Hibbs Rd., Kingman, Indiana. No permit application was filled out but will use the email as documentation for record keeping.

**Permit Application - Don & Eleanor Pershing - No action required.**


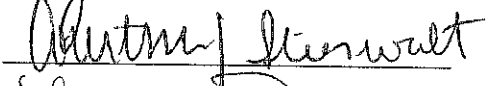


974 S Ghost Hollow Rd., Veedersburg, IN  
Residential Addition - 500 ft. Sunroom on cabin

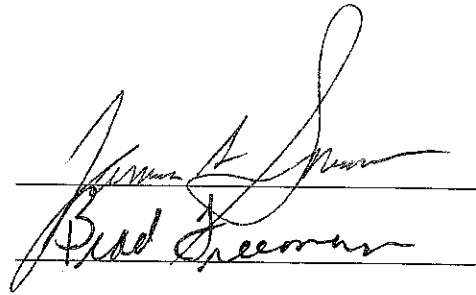
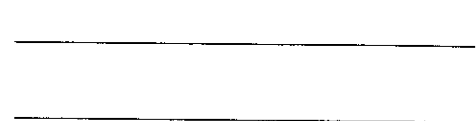
**H. Communications from Members -**

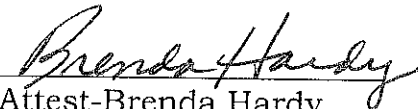
The next meeting will be Thursday, May 24 at 6:00 p.m.

A motion was made by Tim Shumaker and was seconded by Andrew Smart to adjourn the meeting.  
Vote: 6-0

Meeting adjourned at 6:50 p.m.

  
Attest-Brenda Hardy

**FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
JULY 26, 2018  
6:00 P.M.**

**A: Call to Order:**

The Fountain County Planning Commission met April 26, 2018 at 6:00 p.m. at the Fountain County Courthouse in the Commissioners Meeting Room. A motion was made by Andy Smart and was seconded by Brad Freeman to approve the minutes of the April 26, 2018 meeting as presented.

Vote: 5-0

**B. The following members were present:**

Kyle Crowder	Andy Smart
Tim Shumaker	Laura Bush
Courtney Stierwalt	Brad Freeman

Dale Clawson & Sue Ann Anderson were absent.

Others in Attendance were: Brenda Hardy, Nancy Tuggle, & John Allen

**C. Determination of Quorum - Yes**

**D. public comment – None**

**E. Report of Committees and officers –**

**F. Old Business –**

Andy would like to make sure that there aren't any permitting issues with the Plan Commission and the City/Towns with the 2-3 miles outside their limits. How will we prevent possible problems, etc? The Auditor contacted Veedersburg, Covington, & Attica to let them know that the County Plan Commission was active and would be enforcing permit applications, etc.

The Wind Ordinance was emailed to all of the members and copies were handed out to them for review. Need to contact other counties to see what district types they have their cell towers in.

## **G. New Business -**

### **Permit Application - Andy Byler**

It was determined that Andy Byler would need to get his septic Permit from the Health Dept. before the Plan Commission could take action on his Permit Application to build and if he would need to request a change of the land usage from Agricultural District to Commercial District. The neighboring land owners would need to be contacted by the owner and public notice & hearing to change the land usage would need to be done.

A motion was made by Andy Smart and seconded by Tim Shumaker that this would be approved upon approval by the Health Dept. for the septic permit along with County Attorney guidance with the process needed.

## **H. Communications from Members -**

Would the Plan Commission benefit to have new mapping done for the different District Land Types? Is their grants available to hire a college age student to do this?

The Plan Commission would like to revise the Permit Applications to show the 5 Land Type Districts.

The next meeting will be Thursday, August 23 at 6:00 p.m.

A motion was made by Andy Smart and was seconded by Brad Freeman to adjourn the meeting.

Vote: 6-0

Meeting adjourned at 7:02 p.m.

Thyl Crow  
Christy Stewart  
Laura Bush  
Sue Anderson

Tim Shumaker  
Andy Smart  
Brad Freeman

Brenda Hardy  
Attest-Brenda Hardy

**FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
AUGUST 23, 2018  
6:00 P.M.**

**A: Call to Order:**

The Fountain County Planning Commission met July 26, 2018 at 6:00 p.m. at the Fountain County Courthouse in the Commissioners Meeting Room. A motion was made by Andy Smart and was seconded by Brad Freeman to approve the minutes of the July 26, 2018 meeting as presented.

Vote: 7-0

**B. The following members were present:**

Kyle Crowder	Andy Smart
Tim Shumaker	Sue Ann Anderson
Laura Bush	Courtney Stierwalt
Brad Freeman	Dale Clawson

Others in Attendance were:

**C. Determination of Quorum - Yes**

**D. public comment -**

**E. Report of Committees and officers -**

Discussion of zoning practices and Windmill Ordinances in other Counties. The members will try to have more information at their next meeting.

Do we need to reclassify to Business/Commercial if someone will be doing milling? A Business Plan should be presented to the Plan Commission. Employees, traffic involved, etc. This was tabled until more information was collected.

**F. Old Business -**

**G. New Business -**

**Petition to Amend Ordinance- 2018-**

**Rezone Application - DGOGKingmanin06202018 LLC**

The Auditor will request a legal description from the engineer to prepare the paperwork needed to advertise the Notice regarding a Public Hearing for Thursday, October 18<sup>th</sup> at 6:00 p.m. regarding the request to rezone property from Agricultural to Commercial for a Dollar General Store in Kingman.

**H. Communications from Members -**

The next meeting will be Thursday, September 27th at 6:00 p.m.

A motion was made by Tim Shumaker and was seconded by Laura Bush to adjourn the meeting.

Vote: 7-0

Meeting adjourned at 6:30 p.m.

Kyle Goudie

Tim Shumaker

Sue Anderson

Walt Clawson

Brenda Hardy  
Attest-Brenda Hardy

James A. Green  
Laura Bush

**FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
October 18, 2018  
6:00 P.M.**

**A: Call to Order:**

The Fountain County Planning Commission met August 23, 2018 at 6:00 p.m. at the Fountain County Courthouse in the Commissioners Meeting Room. A motion was made by Tim Shumaker and was seconded by Andy Smart to approve the minutes of the August 23, 2018 meeting as presented.

Vote: 5-0

**B. The following members were present:**

<input checked="" type="checkbox"/> Kyle Crowder	<input checked="" type="checkbox"/> Andy Smart
<input checked="" type="checkbox"/> Tim Shumaker	<input checked="" type="checkbox"/> Sue Ann Anderson
<input checked="" type="checkbox"/> Dale Clawson	<input type="checkbox"/> Laura Bush
<input type="checkbox"/> Courtney Stierwalt	<input type="checkbox"/> Brad Freeman

Others in Attendance were:

Kent Minette, Attorney & Brenda Hardy, Auditor  
Cathy Ratcliff, Dottie Ratcliff, Kimberly Ratcliff, Chris Uselman, Gary Uselman,  
Patrick Moone, Paula Hamand-Patton, & James Patton.

**C. Determination of Quorum** - ☒ Yes ☐ No

**D. public comment –**

Public Comments were made during the Public Hearing portion of the meeting.

**E. Report of Committees and officers –**

No Reports

**F. Old Business –**

No Old Business discussed.

**G. New Business –**

**H. Communications from Members –**

**Public Hearing:**

**Dollar General - Kingman Rezone classification from Agricultural to Business - DGOGKingmanin06202018 LLC**

The store would be on 1.7A with the building being 9,100 sq. ft. and would add 6 jobs and the parking lot would have 30 parking spaces with a 6 ft. fence on the west side.

There was a petition with 116 names against the Dollar General Store being built and negative public comments were made regarding the impact it would have in the community if the rezoning was approved and Dollar General was allowed to build. The Plan Commission Members asked questions and had some discussion before voting. It was decided that nobody expressed interest or there was no desirable use in having a Dollar General Store in Kingman

**A. FINDING OF FACTS:**

The Plan Commission held a public hearing on October 18, 2018, after property publishing notice and providing written notice of the hearing to interested parties. At the public hearing the Plan Commission considered the criteria contained in I.C. §36-7-4-603; the statute requires the Commission to pay reasonable regard to (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the district; and (5) responsible development and growth.

A motion was made by Andy Smart and was seconded by Sue Anderson to not pass the rezone application for Dollar General in Kingman.


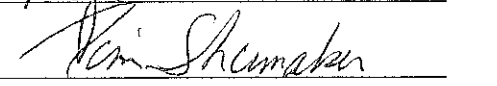
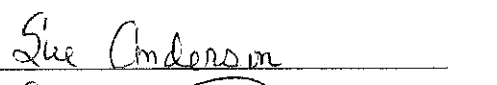

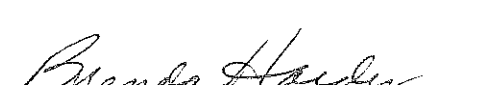
Vote: 5-0

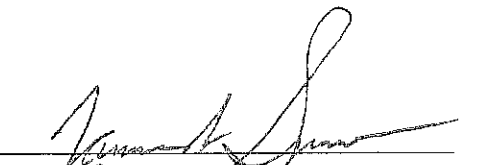

The next meeting will be Thursday, November 15th at 6:00 p.m.

A motion was made by Dale Clawson and was seconded by Tim Shumaker to adjourn the meeting.

Vote: 5-0

Meeting adjourned at 6:32 p.m.

  
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Attest-Brenda Hardy

  
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**FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
MINUTES  
JANUARY 24, 2019  
6:00 P.M.**

**A: Call to Order:**

The Fountain County Planning Commission met October 18, 2018 at 6:00 p.m. at the Fountain County Courthouse in the Commissioners Meeting Room. A motion was made by Andy Smart and was seconded by Brad Freeman to approve the minutes of the October 18, 2018 meeting as presented.

Vote: 6-0

**B. The following members were present:**

<input checked="" type="checkbox"/> Kyle Crowder	<input checked="" type="checkbox"/> Andy Smart
<input checked="" type="checkbox"/> Tim Shumaker	<input checked="" type="checkbox"/> Sue Ann Anderson
<input type="checkbox"/> Dale Clawson	<input checked="" type="checkbox"/> Laura Bush
<input type="checkbox"/> Courtney Stierwalt	<input checked="" type="checkbox"/> Brad Freeman

Others in Attendance were:

**C. Determination of Quorum** - ☒ Yes ☐ No

**D. public comment** – None

**E. Report of Committees and officers** –

**F. Old Business** –

**Permit Application – Andy Byler**

A permit application was received for a new commercial building 80x300 for drying wood to make furniture. This is going to be for wholesale only. Andy called on 7-16-18 to see if it has been approved or not. He has a septic permit as of 10-3-2018. The land usage right now is in an Agricultural District and the Plan Commission decided that the District Type needs to be changed to Business.

A motion by Andy Smart and seconded by Laura Bush was made to proceed with having a public hearing on Thursday, February 28<sup>th</sup> at 6:00 p.m. to vote on a proposed amendment to the unified zoning Ordinance on this property.

## **G. New Business -**

### **Election of Board**

A motion was made by Andy Smart and seconded by Tim Shumaker to keep the same officers for 2019. Vote: 6-0

Kyle Crowder - Chairman  
Tim Shumaker - Vice-Chairman  
Sue Anderson - Secretary

Brad Freeman's term is up but, he is willing to be reappointed for 4 years (2018-2021).

Paul Stutzman needs to be contacted regarding his use of land on 2384 S US Highway 41, Veedersburg as some of the land should be in the Business District and not Agricultural District.

## **H. Communications from Members -**

The next meeting will be Thursday, February 28 at 6:00 p.m.

A motion was made by Tim Shumaker and was seconded by Brad Freeman to adjourn the meeting. Vote: 6-0

Meeting adjourned at 6:53 p.m.

Kyle Crowder  
Brad Freeman  
Dale K. Clawson  
Sue Anderson

Laura Bush  
James A. Smart  
Tim Shumaker

Brenda Hardy  
Attest-Brenda Hardy