

The Madison County Plan Commission met on the above date at 9:00 A.M. with Vice President, Cory Bohlander presiding.

Members Present: Wes Likens, President (Via WebEx), John Simmermon, John Richwine, Tom Shepherd, Cory Bohlander, Lindsay Brown (Via WebEx), Jerry Alexander, Denise Spooner and Mark Gary

Members Absent: Brad New, Director

Also Present: Jeff Graham - Attorney, and Stacey Hinton - Board Secretary

Current Business

Prayer – John Simmermon

Pledge of Allegiance

Roll call – 7 Present, 2 Present via WebEx

Board Nomination-

Attorney Graham indicated that normally at the first meeting of year nominations would take place for the president, vice president and secretary. Since Brad Newman is out of the office for the time being, Attorney Graham asked for the nominations of those positions.

Attorney Graham asked for nominations for Board President. Member Shepherd nominated Wes Likens, Member Spooner nominated Cory Bohlander. Roll call vote taken for Wes Likens for President, who received a majority of the votes. **Wes Likens elected 2022 MCPC President.**

Attorney Graham asked for nominations for Vice President. Member Spooner nominated Cory Bohlander, Member Richwine nominated Mark Gary, and Member Simmermon nominated Jerry Alexander. Roll call vote taken for Cory Bohlander for Vice President, who received a majority of the votes. **Cory Bohlander elected 2022 MCPC Vice President.**

Attorney Graham asked for nominations for Board Secretary. Member Spooner nominated Stacey Hinton. Roll call vote taken and was unanimous in favor of the motion. **Stacey Hinton elected 2022 MCPC Secretary.**

Vice President Bohlander took over the meeting and asked for nominations for Board Attorney. Member Richwine nominated Jeff Graham. Second by Member Gary. Roll call vote taken and was unanimous in favor of the motion. **Jeff Graham elected 2022 MCPC Attorney.**

Vice President Bohlander asked for nominations for Planning Director. Upon duly made motion, **Brad Newman appointed as 2022 Planning Director.**

Approval of the December 14th, 2021 board minutes. Member Gary made a motion to accept the December 14th, 2021 Board Minutes with amended minutes to show Member Spooner's request regarding eminent domains and public utilities. Second by Member Simmermon. **Minutes Approved.**

Corrected 2022 Proposed Calendar – Member Spooner made a motion to approve the Corrected 2022 MCPC Calendar. Seconded by Member Shepherd. **Corrected 2022 Calendar Approved**

Appointment of MCPC Citizen member to the BZA - Discussion was had regarding length of term and the eligibility of a Purdue Extension Representative. Member Richwine made a motion to table the appointment of a citizen member until the February meeting. Roll call vote taken – 7 yes and 2 No (Denise Spooner and Lindsay Brown) Attorney Graham indicated to the board members that he would look into the timeline for board member terms.

New Business

1. Petition: 2021-Z-006
 Address: 5205 South 525 West, Pendleton
 Location: Fall Creek Township, District 1 Commissioner
 Petitioner: Ryan & Vanessa Sellers
 Landowners: Ryan & Vanessa Sellers
 Zoning: CR – Conservation Residential
 Request: Rezone from Conservation Residential (CR) to Institutional District (IS)

2. Petition: 2021-W-005
 Address: 5205 South 525 West, Pendleton
 Location: Fall Creek Township, District 1 Commissioner
 Petitioner: Ryan & Vanessa Sellers
 Landowners: Ryan & Vanessa Sellers
 Zoning: CR – Conservation Residential
 Request: Waiver of the public sewer and water requirement in the Conservation Residential (CR) Zone District

Attorney Graham spoke to the board regarding Petitions 2021-Z-005 and 2021-W-005. Mr. Graham indicated that Brad would ask for permission to hear the two petitions together. Petition 2021-Z-006 is a Rezone from CR to Institutional District and Petition 2021-W-005 is a Waiver of the public sewer and water. Owing to the illness of the Planning Staff, there is no staff report for a recommendation or Findings of Fact. Mr. Graham recommended to Stacey, board secretary, in order to save the Petitioner, the notice cost of having to do it again, we would bring it up and then table it so then everyone could come back without re noticing for a new meeting. Member Richwine made a motion that we allow public comment to be made so they wouldn't have to take another day off. Seconded by Member Spooner. Jennifer Hathcoat, who works at Grace in Motion, spoke to the board regarding the petitions and explained what their plan will be for the proposed petition. Hours of operation would be

am to 9 pm. Member Alexander made a motion to table Petitions 2021-Z-006 and 2021-W-005 until next month's meeting. Seconded by Member Spooner. **Motion approved**

Miscellaneous

Solar Moratorium:

Attorney Graham indicated there was a notice for public hearing for the Moratorium on Large Scale Solar Farms. That particular Moratorium was set to expire he believes in early March. If the board did nothing, the ordinance 2017BC-0-01 which was the ordinance that was in place at the time of the Large-Scale Lone Oak would come back into play. It's a change to the Unified Zoning Ordinance and does require a public hearing. The board is to make a recommendation on whether to extend or not extend the Moratorium to the Commissioners and the Commissioners will make the call as early as next Tuesday. Brad had asked for the Moratorium to be placed on the agenda for that particular meeting and it was noticed properly. Mr. Graham recommends that the board make those recommendations. Vice President Bohlander ask if before they make those recommendations if they could hear from Drews Parts regarding the update of the property since they were asked to be at today's meeting.

Drews Parts Update:

Kelly Drews spoke and gave an update on the pond and property and removing equipment. Mr. Drews states that they are 70% done on removing parts. Scott Smith spoke to the board regarding the pond. He states that the pond is 60% done and estimated time to finish would be in March. Discussion was had among board members, Kelly Drews and the contractors. Rudy Vugdeveen with Random Miller and Associates also spoke to the board. Remonstrators were present and spoke to the board as well.

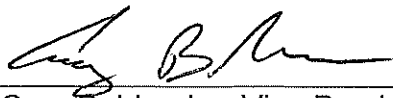
Member Alexander left the meeting at 10:40 am.

Solar Moratorium Continued:

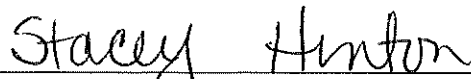
Vice President Bohlander indicated they were going back to the Public Hearing for the Solar Moratorium. Attorney Graham spoke to the board the indicated this would be to pass an ordinance which would extend the moratorium on the large scale, 50 acres or more, solar farm described in the 2017BV-0-01. The board would recommend or not recommending to the commissioner to pass the ordinance. Vice President opened the floor up to public comments. Member Simmermon asked if there would still be 2 public evening meetings. Attorney Graham said Yes, all 3 meetings will be rescheduled. The floor was opened for public comments. Several Remonstrators were present and spoke. Vice President closed the floor to the public comments and entertain a motion for moratorium. Member Richwine made a motion for a favorable recommendation extend the moratorium to the end of the calendar year or until such time the county passes an ordinance regarding solar energy. Seconded by Member Shepherd. Roll Call vote taken and was unanimous. **Motion for a Favorable Recommendation to the Board of Commissioners Approved.**

Member Simmermon made a motion to adjourn, seconded by Member Spooner. Motion approved.

Meeting Adjourned 11:00:11 a.m.



Cory Bohlander, Vice President



Stacey Hinton, Board Secretary