

**HENRY COUNTY PLANNING COMMISSION
1201 RACE STREET, SUITE 214
NEW CASTLE, INDIANA 47362**

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The Henry County Planning Commission held a regular monthly meeting in person at 5:00 pm on Thursday, February 16th, 2023.

The meeting was called to order at 5:00 pm by attorney Sean Row. Roll was called. Board members present were: Dale Cole, Bobbi Plummer, Marsha Gratner, Lori Pritchett, Kenon Gray, David Fisher, Jason Roberts, Terry Matney, and Jake Martin Jr. Also present was Zoning Administrator Tom Green, attorney Sean Row, and Planning Commission data clerk America Nevitt.

Minutes from Previous Meeting

The Board read and approved the December 15th meeting minutes on a vote of 9-0.

Necessary business:

Elections held for Planning Commission President/Vice President and Secretary. Kenon Gray was reappointed as President. Marsha Gratner nominated Bobbi Plummer as Vice President- Dale Cole 2nd the motion. Bobbi Plummer elected Vice President. Bobbi Plummer nominated Tom Green as Secretary. Tom elected Secretary.

Old Business:

Case B: 2264 – BCT Properties LLC

Proposal to rezone property (parcel 007-80401-00) from Rural residential to R1 and R2 has been amended to only request rezone from Rural residential to R1. They will not pursue R2 zoning for this property/project. Lance Charette and Breck Terheidi were both present in the meeting. They provided an updated slide showing a potential concept with R1 housing. This plan is not an engineered plan and is subject to changes. Lance Charette spoke as to the changes made to their proposal. No R2 zoning will mean no duplexes or condos would be built. Lot sizes would be 6000 sq ft minimum. Square footage of homes to be built will be 1200-1600 sq ft. The concept presented indicated one entrance to the subdivision from CR 200 N. This is subject to change as they have a possibility of an entrance from State Rd 3. They do not have engineered plans yet as continued development under R1 are contingent upon the rezoning of the property.

Dale Cole asked if there would be a connection to Raintree Heights at all. Lance and Tom stated “absolutely not”.

Marsha Gratner asked if they would put up a partition of trees or something between the subdivisions. They stated there is nothing set in stone for that but it is possible.

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David Fisher asked how many homes will be built. Lance stated the proposed current amount is 37 possible lots. With 37 lots on 18 acres this would give an average lot size of .45 acres. These would be larger lots than what was stated at the last meeting. This is subject to change as this is in the conceptual stage with no engineered plans at this time. Bobbi Plummer asked if it would be on city water/sewer. Lance answered yes.(this was confirmed in previous meeting by Mayor Greg York).

In Support:

Corey Murphy, President of New Castle Economic development corporation spoke in favor of this project. He stated this housing is essential for the community. The land in question is surrounded by housing and has access to city water and sewer. This project is in alignment with the county's comprehensive plan. Other land that may be available for housing may not have access to water/sewer or have the infrastructure needed. He stated this project is very important for our community moving forward.

In Opposition:

Bill West- lives in Raintree Heights. Opposed. He wants the property to remain undeveloped.

Janet Davis-lives in Raintree Heights. She stated concerns on possible lot sizes. She stated Lance Charette has no contractors license here in Henry County. (He is not required to have a license to work in the county.) She stated she is not against homes in this area, just concerned with the size of the lots allowable.

Peggy Manor-Lives in Raintree Heights. Real estate appraiser. Concerned that the value of homes in Raintree Heights will decrease. She adamantly opposed.

Butch Jesse- Stated it was too close to Raintree Heights and he does not want to look at a subdivision in his back yard.

Tim York-lives in Raintree Heights. Was upset that there were no engineered plans to look at. It was explained that there cannot be engineered plans, when the developer does not know what they can develop. This is the first in many steps. He asked the planning commission to vote against rezoning.

Ben Johnson-was upset that they did not bring plans and wanted a density report.

Nancy Lewis-lives in Raintree Heights- She asked that the planning commission zone in favor of those in Raintree Heights not for others. Was also concerned about property values decreasing.

Jackie Surber – had questions about notification. Dale Cole stated that notification of the meeting was sent to those that it legally had to be sent to.

Peggy Manor stated that the zoning administrator may have met his legal obligation but not his personal obligation to tell them about the meeting.

Planning Commission Member Jason Roberts inquired as to the financial strength of BCT Properties. Breck Terheidi, BCT Properties responded that this question has nothing to do with the rezone in question.

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Dale Cole made a motion to approve the rezoning of this property. David Fisher seconded the motion. Roll call vote run by Sean Row. The rezoning from RR to motion passed 8-1. Jason Roberts was the sole no vote.

New Business:

Tom Green proposed new fee schedule for the building and planning department. Tom went over all new proposed fee increases. Jake Martin Jr raised a concern on the distinct difference in a wind farm fee and a solar farm fee. He stated they should be closer in cost as to not look as if we prefer one over the other. Tom stated this adjustment can be made. Dale Cole made a motion to accept the new fee schedule. David Fisher seconded the motion. New fee schedule passed 9-0.

Tom proposed a new nuisance ordinance. The ordinance was reviewed by the Planning Commission members. Dale moved to approve and David seconded the motion. The nuisance ordinance was approved with votes 7-2. Those voting no on the ordinance were David Fisher and JR Martin.

Next meeting of the planning commission will take place on Thursday March 16th at 5pm in the court room unless there is no business to discuss.

Motion to Adjourn made by Dale Cole and was seconded by Bobbi Plummer.
Meeting adjourned at 7:30pm.

President

Secretary