

**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, September 21<sup>st</sup> 2023.

The meeting was called to order at 5:00 pm by Kenon Gray.

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

### **Minutes from Previous Meeting**

The Board read and approved the July 20<sup>th</sup> meeting minutes. Dale Cole made a motion to accept the minutes, David Fisher seconded the motion. All present members voted yes to approve the minutes. The meeting minutes were approved 5-0.

### **New business:**

**Case B:2269-** Shawn Kramer petition to have a private airport/landing strip/runway put on his property. This property is zoned A1. Kenon Gray stated this is line with our comprehensive plan and has no conflict with the Henry County Development code. County Surveyor Steve Rust has reviewed and this would also have no effect on the drain tile in this area.

Shawn Kramer made presentation of his intentions for the property. He has a small, single engine plane for personal use only.

Jason Roberts raised concern of another airport hangar near this location. His concern was for take offs and landings- this could be a conflict. They will need to be able to communicate with one another. Bobbi Plummer asked if there are any other private runways close to a hangar in the county? Tom Green stated that there are none as close as this one, however Delaware County has some that are even closer. This is the 7<sup>th</sup> private runway in the county that is recognized; there are a 4 that are not recognized by the county.

Jason Roberts again raised concern due to proximity to the other runway.

Tom Green asked Shawn Kramer how many flights he plans to have per week and Mr. Kramer stated approximately 2.

Kenon Gray opened up the floor for questions from those present.

Heidi Golden, who lives somewhat near, at 3251 W CR 750 N, came forward. Her concern was for an incorrect address on the notice received. This was cleared up by the map provided. She asked if the airport would be private recreational and Mr. Kramer verified that it will be. She asked if he would allow anyone else to use the runway and he

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stated he would when needed; maybe 1 time per month. Mr. Kramer verified that the runway would be used during daylight hours only. Heidi Golden also expressed concern of noise levels and not wanting a large storage hangar. Mr. Kramers plane is a single engine 1959 230 HP plane. This should not pose a noise issue.

Mr. Kramer stated that his application with the state included process of flight patters to follow and work with the Roberts runway planes.

Bobbi Plummer state she is not comfortable approving without state approval and wants state approval first. Bobbi Plummer made a motion to table this case until state approval is received. Dale seconded the motion. All planning commission members voted Aye to table. 5-0.

**Case B:2268-**Rezone of property located along Pierce Dr from Agricultural to General Business. The total size of land for rezone is 43 acres (2 parcels). The adjacent properties are currently zoned for General Business. Zoning administrator Tom Green advises this property to be rezoned.

Raj Pasricha made presentation for intended purpose of the property to be for a hotel and apartment buildings in the future. There is no current project. Raj Pasricha is purchasing the property on land contract.

Kenon Gray opened the floor for questions from those present.

Janet Putnam (6222 W CR 550 S) came forward. She owns the land south of the 30-acre parcel in question. She asked what was the plan for the 30-acre parcel. Raj Pasricha stated apartments and possibly a small manufacturer. The intention for the front parcel is a strip mall and or hotel. Janet asked if the Spiceland Overlay prohibits any certain usage. Tom Green stated there may be some prohibitions, but a small warehouse may be permitted, this will be looked into and those rules for the Spiceland Overlay will be followed. She asked if the sale were to fall through would the property automatically revert to A1. Tom Green stated the owner would have to request a rezone back to original zoning in that situation. Janet also inquired about the drainage for the area and if it had been checked. Tom Green stated all drainage has been reviewed. Drainage will have to be approved at the time of the project. The Surveyor/County Engineer/Zoning Administrator all look into those things. Janet inquired about the sewage and water for this area and asked if it could handle the possible projects. They say that they can and they are planning to improve services in this location already.

Janet stated there was an issue with the notices not being received timely concerning the meeting. Tom Green stated the notices were sent timely; however, delivery times is an issue with the postal service.

Dale Cole made a motion to rezone the property as requested. Bobbi Plummer seconded the motion. All present Planning Commission member voted Aye. 5-0. This will now go to the Commissioners for final rezone approval.

Other new business:

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Tom Green proposed a change to our code allowing Daycares to be permitted in General Business zoned areas as well as Rural Residential (currently only allowed in R1/R2/R3 zoned areas).

Dale Cole made a motion to approve the changes proposed. Bobbi Plummer seconded the motion. All present Planning Commission members voted Aye. 5-0.

**Old Business:**

No old business

Dale Cole made a motion to adjourn the meeting. The meeting adjourned at 6:10 pm.

The next meeting of the Henry County Planning Commission will take place on Thursday, October 19<sup>th</sup> at 5pm in the second floor Henry County court room unless there is no business to discuss.

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President

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Secretary