

APC MINUTES
NOVEMBER 18, 2020

Members present: Adrian Moulton, Will Greer, Steve Hernly, John Reece, Andy Fahl, Tom Kerns, Don Calhoun, Gary Girton, Bob Lahey,

Members absent: Amy Alka, Jim Hufford, Bryn Albertson, Terry Alfrey

Legal Representation: Jason Welch

Staff Present: Randy Abel, Executive Director

Staff Absent: Debra Johnting, Recording Secretary

Others present: Jean Richey, Aaron Simms, Melissa Simms, Steven Richey, Andrew Lloyd, Charlene Greer

President Calhoun: We'll go ahead and get started with the Area Planning meeting of Randolph County tonight. We don't have any minutes to bring up tonight, so we'll go right ahead to the petition we have out tonight which is APC2020-17-Z, Steven Richey.

APC2020-17-Z, Steven Richey

President Calhoun: If you want to come up. I see you are wanting to rezone from Ag Limited to R-1.

S. Richey: Yes sir.

President Calhoun: So, if you want to state your name, so it's recorded and your address and then tell us what you are wanting to do.

S. Richey: Steven Richey, current address is 1426 Preston Court, Greenwood, Indiana. I want to rezone the properties designated here from ag limited to residential one to build a single family home.

President Calhoun: Is there any board members that has any questions?

R. Abel: This is in the south eastern part of the city limits of Parker City.

S. Richey: Yes.

R. Abel: It's kind of unusual, but this is zoned ag limited. When it was annexed, apparently no one bothered to rezone the annexed portion there. So, between the time that the original filing was done and now, I believe that the second property there, 016-00143-00 is now in the ownership of a different person, besides yourself?

S. Richey: Yes.

R. Abel: Are those people here in attendance?

S. Richey: Yes.

R. Abel: If you could come forward and give your names and state that you also want to be part of this application for rezoning.

A. Simms: My name is Aaron Simms.

M. Simms: My name is Missy Simms.

A. Simms: And, yes, we would like to be rezoned as well.

R. Abel: I wanted to get that on record.

President Calhoun: Ok.

R. Abel: I guess if there is a motion to be made tonight, we'd like the motion to be made on the parcel numbers. Because the eventual parcels will look slightly different than what is on this paper that you have before you. I believe the city took a quit claim deed we were told for the road and that there will be additional land added up toward what looks to be an alley or a road up to the north of those two properties. So there will be some land exchanged but the parcel numbers should remain the same. And obviously if you're agreeable to rezoning, it all needs to be rezoned eventually anyway.

President Calhoun: So the parcel number would be 016-00143-00.

R. Abel: Yes, and the other one is 016-00144-00. Do you have that on your pictures? Ok, I wasn't sure what pictures you had in your packet.

President Calhoun: Yes, we do.

A. Fahl: I move for a favorable recommendation on the parcels in question.

S. Hernly: I'll second.

President Calhoun: It has been moved and seconded for a favorable recommendation. Can we have a roll call vote?

R. Abel: Amy Alka is absent, Adrian Moulton, yes, Will Greer, yes, Steve Hernly, yes, John Reece, yes, Andy Fahl, yes, Tom Kerns, yes, Don Calhoun, yes, Gary Girton, yes, Jim Hufford is not here, I think he's ill, Bob Lahey, yes, Bryn Albertson is absent, Terry Alfrey is absent. So that's nine yeses and that is a favorable recommendation.

President Calhoun: So with that he will need to meet with the Parker City board?

R. Abel: I think their next scheduled one is December 3 at 7pm so you'll need to show up there at the city at that time.

President Calhoun: Ok, thank you.

S. Richey: Thank you.

A. Lloyd: Is it time for questions?

President Calhoun: Yes, please come on up.

A. Lloyd: My name is Andy Lloyd, I have been a resident of Randolph County for forty years, a business owner for thirty eight of the forty. I appreciate what you guys do. Sometimes it's not an easy place, but I appreciate doing this for them. It encourages more people to move to Randolph County which increases the tax base which helps everybody. The only question I had was is the road that was put in without your acknowledgment or without your knowing back however many years, is that completely done?

R. Abel: That's a city issue, we don't have any control over city roads.

A. Lloyd: Ok, but it not, it was still agriculture when the road was put in, so it still falls back to you when the road was put in, so wouldn't that have to still be approved by your board?

R. Abel: Well, roads aren't zoned.

J. Welch: Roads aren't zoned.

A. Lloyd: Ok.

R. Abel: There are no roads that are zoned in the county. City or otherwise. They are just kind of no man's land. So if you get an area like that, that's like this alley area, that's not zoned, the zoning that goes to the property once it's connected to that property—it's zoned as the property is zoned.

A. Lloyd: Ok, don't roads usually follow the property line?

J. Welch: Can you explain which road are you talking about, what do you mean?

A. Lloyd: Well, there is a road, South Street, comes from the north to the south, I'm sorry, East Street...

J. Welch: Is this pertinent to this petition or what?

A. Lloyd: Well, it has to do with the land. Because of the road going through the property that Steve purchased. And it was not listed or shown on any plat book when Steve looked at the property on the plat book before he bought the property. And once he gets the property he finds out that his property line is actually past the street so he owned the street. I just...

[Unknown]: And it also shows he owns half of South Street, too, which is County Road 150 N.

A. Lloyd: Say that again?

[Unknown]: And it also shows he owns half of South Street, which is County Road 150 N.

A. Lloyd: Yeah, and I agree, out where I live, I own to the middle of the road, because of the easements, ok, but his property line goes past that road, that East Street, is that what the quit claim deed was today?

R. Abel: Yes, it was.

A. Lloyd: So, that's a done deal.

J. Welch: I wouldn't know anything about that. That's not our issue.

R. Abel: That's a city issue.

A. Lloyd: That's a city issue? Ok, well again, I appreciate everything you guys do, again, to encourage people to come to increase the tax bases. Thank you very much.

President Calhoun: Is there any other questions from anybody? I know that Deb was trying to get, to make sure that we had a quorum tonight, and what can we do to make sure that everybody lets her know in advance as to whether or not they can be here?

R. Abel: I think once you receive a packet, in the email or otherwise, then you need to be looking at least the day ahead of time of the meeting date for her to email you or text you. And, really if you want to tell her which way you prefer, it really helps her out. Because she can wait a half a day if she doesn't get a response back. She usually starts a day ahead of time and hopefully by then you'll know if you can attend or not. And obviously you can get sick in between, but as quickly as you can possibly tell her it's really appreciated by her to get that text back or that email back, it helps her out a lot. And then we even have some people, like Amy Alka say, well—she had dental work done today but she said if I have to be there I'll come, but it's like really? Should she have to do that? So you know things like that will really help everybody out here.

S. Richey: Debbie said that I needed to bring those receipts for the mail?

R. Abel: Yes, you can just leave them here.

President Calhoun: I know there's a board meeting to take into consideration, as to you know, Steve travelling from Greenwood all the way up here, and we need to make sure that we have a quorum here so that we can vote. And that way he doesn't have to make a second trip.

R. Abel: Like I said it's nice if she can get that a day ahead of time to make sure that everything is coordinated.

W. Greer: And along those lines, does he have to be at our meeting in order for us to pass this rezoning or can we do it without him?

J. Welch: That's up to you guys.

W. Greer: I mean if he doesn't want to have to travel for that?

J. Welch: That's a Meeks issue.

President Calhoun: No, me and Andy talked about this today as to what can we do, we do we have to do to get a quorum here?

A. Fahl: If the committee thinks it would help, I would be more than willing to volunteer for another form of communication, I would personally call everyone. It's just another form, but I think to trumpet what Don just said, it's extremely important for Randolph County, for the petitioner, that we have a quorum here. And if the committee think that it would help, I would be more than happy to volunteer 24 to 48 hours before the meeting to call or text everyone reminder, whatever. Because as of about 2:30 today, it was iffy whether or not we were going to be able to conduct this meeting tonight. And we have addressed this before, it's kind of an ongoing problem. But still, I think to serve the residents of Randolph County, we need to take this seriously. Health issues are health issues, sure, you can't be here, and shouldn't be here but if that helps I will be more than willing to volunteer and do it.

G. Girton: I think it's a good suggestion, particularly if someone volunteers to do it. [Laughter] Because it does take time.

A. Fahl: We've discussed this before, maybe a year ago probably, and unless somebody's got some other ideas....?

President Calhoun: We've been doing better than what we were, there for a while why we had meetings that we had to cancel because there wasn't a quorum.

R. Abel: And I know that if Andy can stay in contact with Debra, Debra can tell you who has responded in that first 48 hours there.

A. Fahl: Well, the Area Planning Commission is designed to represent the county and it does very well, so tonight was a Parker issue, we've had Union City, etcetera, you know I just think it's important that we have a quorum here. These people are a good example of that. Through the course of their life, they have decided to now to buy property and build a home which is monumental for everybody and if we're a missing link in that in what's just a formality, and that's what tonight was, it's just a formality. Then we need to be there for people. That last man orientated it very well, you know, that's what it's all about.

J. Welch: And it's not just about a quorum, because it takes 7 positive votes to pass something and if we only have 9 and it's 6 to 3 they lose. So, we need everybody here it's going to be a lot better for the petitioner to have a fair opportunity.

President Calhoun: I'd like to thank everybody that came tonight, it's close to Thanksgiving, and the holidays. I appreciate that everybody made the effort to get here tonight. Anybody got any other ideas? Are we willing to take up Andy's suggestion?

A. Fahl: Is that alright with everyone? I will get the phone numbers from Deb.

W. Greer: I try to respond to her emails as soon as I get them...that way she knows and I don't forget.

Discussion followed.

J. Welch: No December meeting?

R. Abel: No December meeting.

President Calhoun: I will entertain a motion to adjourn, meeting is adjourned.

President, Don Calhoun

Vice President, Andy Fahl

Recording Secretary, Debra Johnting