

THE MINUTES OF THE HOWARD COUNTY PLAN COMMISSION HELD TUESDAY, JANUARY 21, 2020 IN THE HEARING ROOM (101) OF THE HOWARD COUNTY GOVERNMENT CENTER.

MEMBERS PRESENT

James Papacek
Jeff Miller
Cheryl Graham
Mike Imbler
Santos Salinas
Jeff Himelick

MEMBERS ABSENT

Jack Dodd
Mathias Ingle
Dave Duncan

OTHERS PRESENT

Greg Sheline, Executive
Director
Dianne Trobaugh, Secretary
Misha Jefferson, City Rep.

The meeting was called to order at 5:30 p.m. by Mr. Papacek, who welcomed Ms. Jefferson and new member Jeff Himelick.

The first item on the agenda was the election of officers for 2020. Mr. Papacek turned the chair over to Mr. Sheline, who opened the floor for nominations for president.

Mr. Imbler nominated Mr. Papacek for president, and Ms. Graham seconded. Mr. Imbler moved that nominations be closed, Mr. Salinas seconded, and Mr. Papacek was unanimously elected president of the Howard County Plan Commission for 2020.

Mr. Papacek opened nominations for vice-president. Mr. Moore nominated Ms. Graham and Mr. Salinas seconded. Mr. Imbler moved that nominations be closed, Mr. Salinas seconded, and Ms. Graham was unanimously elected vice-president of the Howard County Plan Commission for 2020.

Mr. Papacek opened nominations for secretary. Mr. Imbler moved to nominate Mr. Sheline and Ms. Graham seconded. Mr. Imbler moved that nominations be closed, Mr. Salinas seconded, and Mr. Sheline was unanimously elected as secretary of the Howard County Plan Commission.

Next on the agenda was the approval of the minutes from the December 17, 2019 meeting. Mr. Salinas moved to approve the minutes as presented, Ms. Graham seconded, and the motion carried unanimously.

Case 1-CZ-20: The petition of Frederick and Beth Cripe requesting the Howard County Plan Commission petition and recommend to the Howard County Board of Commissioners for a **Change in Zone Classification from RR (Rural Residential) to AG (Agricultural)**, for property described Lots 1 & 2 in Clark Subdivision and Lots 1 & 2 in Long Subdivision, containing 31.96 acres, more or less, and 1 lot, Monroe Township, Russiaville, Howard County, Indiana at **10892 W 100 S**.

Mr. Salinas moved to approve the petition and Ms. Graham seconded.

Mr. Dave Baird of Bayliff, Harrigan, Cord, Maugans & Cox, P.C., 319 N. Main St., Kokomo, addressed the members on behalf of the petitioners. Mr. Baird said that this property was once agricultural and then was rezoned to residential. Mr. Baird clarified that the owners wish to return it to agricultural zoning and uses.

Mr. Salinas asked whether the owners can have a house in AG zoning, and Mr. Sheline advised that as long as the property is 20 acres or more they can.

Mr. Albert Ratcliff, 10961 W 100 S, Russiaville, was present in the audience and said that he lives across the road. Mr. Ratcliff asked why the Cripes want to rezone their property. Mr. Cripe told Mr. Ratcliff that they have been doing private farming, but that now they want to start selling alpacas and alpaca fiber.

Mr. Sheline read the staff report, which is as follows:

Fredrick and Beth Cripe are requesting a change in zone classification for the property addressed above for “*Raising Farm Animals*”.

The adjoining properties uses and zonings are as follows:

- **North:** AG (Agricultural)
 - **South:** RR (Rural Residential)
 - **East:** RR (Rural Residential)
- West:** AG (Agricultural) and RR (Rural Residential)



(Beacon view)

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(Far northern portion of the property is in the Hydric Soil Over-Lay)

According to the **Howard County Comprehensive Plan Future Land Use Map**, the property outlined above; is located in a **Rural Residential** area; which is described as land used or designated for single family housing below a density of one dwelling unit per acre. Typical rural residential would be farmsteads, hobby farms, and rural single family detached homes. However, “AG”(Agricultural); is an appropriate adjacent district per the Howard County Zoning Ordinance.

Land Use Goal Provide opportunities for community growth and development which results in enhanced quality of life, a wide range of housing opportunities, economic vitality, and enhanced recreation while preserving environmental integrity.

Relevant Land Use Objectives are: Ensure that land uses are compatible with adjacent environmental features





The Howard County Comprehensive Plan designates **350N** as a “*Local Street or County Road*”; which is a street or road that provides access to residential and or farm properties. In residential areas, through traffic is discouraged, but connectivity from one neighborhood to another is encouraged.

The “Annual Average Daily Traffic” for this area of “W 100 S” is roughly **970** cars and the proposed use would not significantly increase traffic flow in this area.

The staff recommends the Plan Commission forward a **favorable recommendation** to the Howard County Commissioners.

With no more comments from the members and no questions from the audience Mr. Papacek called for a vote, and the motion carried unanimously

Case 2-CZ-20: The petition of Thomas W. and Diana C. Smith requesting the Howard County Plan Commission petition and recommend to the Howard County Board of Commissioners for a **Change in Zone Classification from AG (Agricultural) to RR**, to be located on Part of the Northwest Quarter of Sec 15, Township 24 North, Range 5 East, containing 1.0 acres, more or less, and 1 lot, Liberty Township, Greentown, Howard County, Indiana at **9041 East 400 North**.

Ms. Graham moved to approve the petition and Mr. Salinas seconded.

Mr. Thomas and Ms. Diana Smith, 9041 E, 400 N, Greentown, were present in the audience. Mr. Smith told the members that the side setback for a detached garage in AG zoning is 30 feet, while in RR zoning it is only five feet. Mr. Smith said that they wish to build a garage but cannot meet the 30-foot setback.

Mr. Sheline read the staff report, which is as follows:

Staff Report

Thomas and Diana Smith are requesting a change in zone classification for the property addressed above for an “*Existing Single Family Home*”.

The adjoining properties uses and zonings are as follows:

- **North:** AG (Agricultural)
- **South:** AG (Agricultural)
- **East:** RR (Rural Residential) • **West:** RR (Rural Residential)



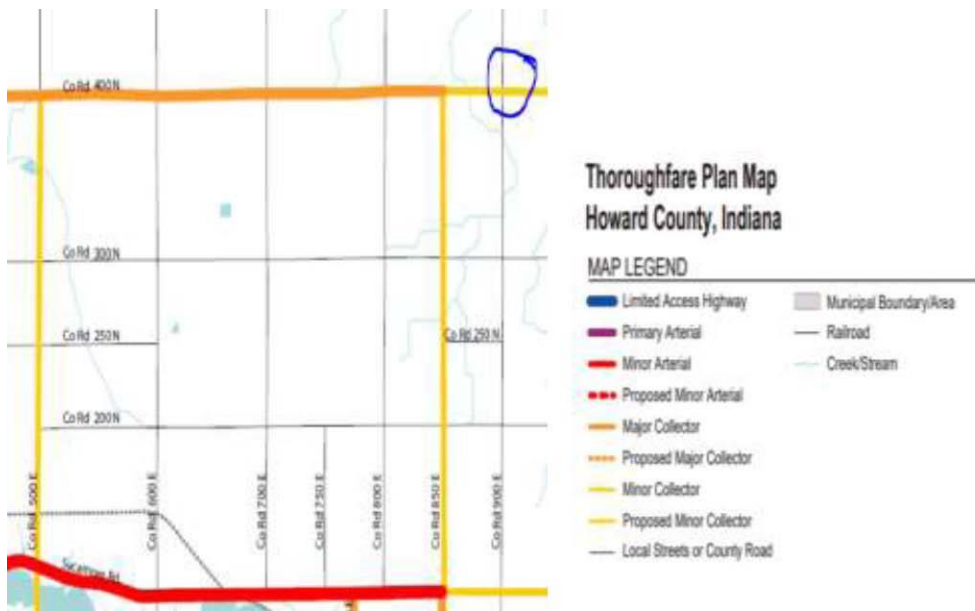
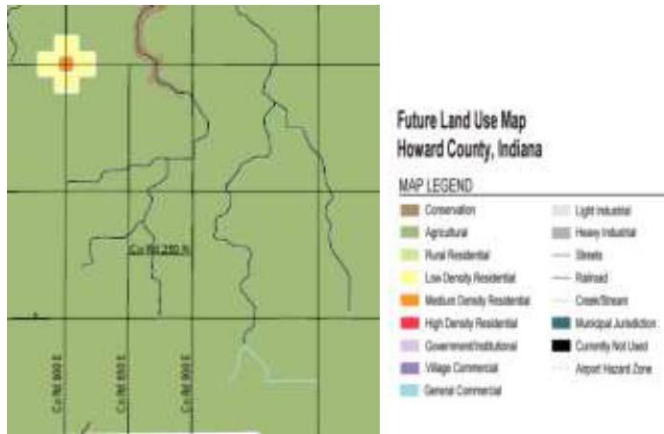
According to the Howard County Comprehensive Plan Future Land Use Map, the property outlined above; is located in an area designated for *Agricultural* zoning; which is described as land used for the business of crops, pasturage, confined feeding, conservation reserve program, farm building, farm houses and the like. However, “*RR*”(Rural Residential); is an appropriate adjacent district per the Howard County Zoning Ordinance.

Land Use Goal

Provide opportunities for community growth and development which results in enhanced quality of life, a wide range of housing opportunities, economic vitality, and enhanced recreation while preserving environmental integrity.

Relevant Land Use Objectives are:

Ensure adequate and suitable land exists for all uses and reflects the market demand. Ensure that land uses are compatible with adjacent environmental.



The Howard County Comprehensive Plan designates **E 400 N** as a “*Minor Collector*”; which is a road designated to facilitate the collection of traffic from local streets. Minor collectors also provide circulation within neighborhood areas and convenient ways to reach major collectors or arterial streets.

The “Annual Average Daily Traffic” for this area of “E 400 N” is roughly **681** cars and the proposed use would not significantly increase traffic flow in this area.

The staff recommends the Plan Commission forward a **favorable recommendation** to the Howard County Commissioners.

With no comments from the members and no questions from the audience Mr. Papacek called for a vote, and the motion carried unanimously.

Other Business: Mr. Sheline told the members that Mr. Jack Dodd will replace Tyler Moore as the Commissioners' representative on the Plan Commission.

Mr. Imbler asked Mr. Sheline if the Plan Commission office was aware of any plans for a solar farm in eastern Howard County. Mr. Sheline said that as yet they have only heard rumors about it.

Mr. Papacek asked for a volunteer to attend the Kokomo Plan Commission meeting to be held Tuesday, February 11, 2020. Ms. Graham volunteered to attend the meeting.

There being no further business, the meeting adjourned at 7:23 p.m.

James Papacek, President
Howard County Plan Commission

Greg Sheline
Executive Director