

THE MINUTES OF THE HOWARD COUNTY PLAN COMMISSION HELD TUESDAY, JUNE 16, 2020 AT THE KOKOMO EVENT AND CONFERENCE CENTER, 1500 N. REED RD., KOKOMO.

MEMBERS PRESENT

MEMBERS ABSENT

OTHERS PRESENT

James Papacek
Jeff Miller
Cheryl Graham
Mike Imbler
Santos Salinas
Jeff Himelick
Jack Dodd
Mathias Ingle
Dave Duncan

Greg Sheline, Executive
Director
Dianne Trobaugh, Secretary
Alan Wilson, Attorney.

The meeting was called to order at 5:30 p.m. by Mr. Papacek.

The first item on the agenda was the approval of the minutes from the January 21, 2020 meeting. Mr. Salinas moved to approve the minutes as presented, Ms. Graham seconded, and the motion carried unanimously.

Case 1-CP-20: The petition of Adam S. Wright for Daniels LLC requesting **Approval of the Preliminary Plat for Kay Meadow Subdivision Sec. 2**, to be located on Part of the Southeast Quarter of Section 28, Township 24 North, Range 3 East, containing 9.09 acres, more or less, and 4 lots, Center Township, Kokomo, Howard County, Indiana at **3224, 3230, 3236, & 3398 West 100 North**.

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

Mr. Wyatt Johnson of 40th Parallel Surveying, 555 Market Rd., Tipton, addressed the members on behalf of the petitioner. Mr. Johnson said that this is a residential subdivision consisting of four lots and that it has received Drainage Board and Health Department approvals.

With no questions from either the members or the audience Mr. Papacek called the question, and the motion carried unanimously. Mr. Johnson asked for final approval for the subdivision. Mr. Salinas moved to that effect, Ms. Graham seconded, and the motion carried.

Case 2-CP-20: The petition of Shannon Anthony for Shamrock Storage requesting **Approval of the Preliminary Plat for Hardbeck Subdivision Sec. 2**, to be located on Part of the Southwest Quarter of Section 34, Township 24 North, Range 4 East, containing 5.43 acres, more or less, and 1 lot, Howard Township, Kokomo, Howard County, Indiana at **3058 East 00 North South**.

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

Mr. Johnson told the members that this is a one-lot subdivision on Highway 22 next to the Federal Land Bank building. Mr. Johnson said that no septic system will be required on the property and that it has received drainage board approval.

With no questions from either the members or the audience Mr. Papacek called for a vote, and the motion carried unanimously. Mr. Johnson asked for final approval for the subdivision. Mr. Salinas moved for final approval, Mr. Duncan seconded, and the motion carried unanimously.

Case 3-CZ-20: The petition of Ronald D. Smith for Shannon Anthony 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 I1 (Low Intensity Industrial)**, for property described as Part of the Southwest Quarter of Sec 34, Township 24 North, Range 4 East, containing 5.43 acres, more or less, and 1 lot, Howard Township, Kokomo, Howard County, Indiana at **3058 East 00 North South.**

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

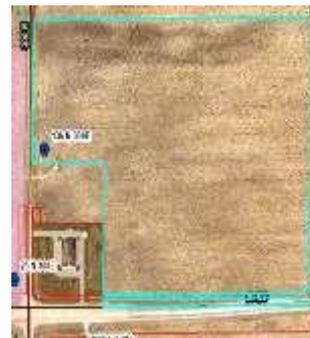
Mr. Sheline read the staff report, which is as follows:

Staff Report

Case 3-CZ-20

**AG (Agricultural) to L1 (Low Intensity Industrial)
3058 E 00 NS**

Ronald D. Smith is requesting a change in zone classification for the property addressed above to be utilized as a “*Mini Storage Facility*”.



The adjoining properties uses and zonings are as follows:

North: AG (Agricultural)

South: AG (Agricultural)

East: AG (Agricultural)

West: C2 (Medium to Large Scale General Commercial) and AG (Agricultural)

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.



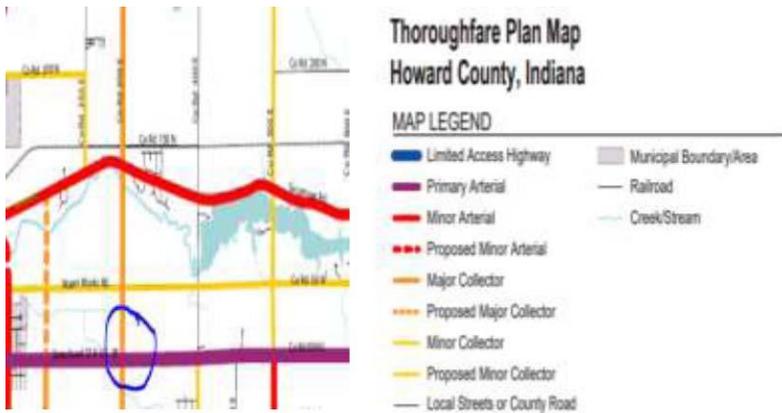
Land Use Goal

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 features.



The Howard County Comprehensive Plan designates **E 00NS** as a “*Major Collector*”. This specific area requires 80 ft. of right way; and is a road designed to facilitate the collection of Traffic from minor collectors and local streets. A major collector also provides circulation within commercial areas and convenient ways to reach arterial roads.

The “Annual Average Daily Traffic” count for this area of “E 00 NS” is not available at this time. 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.

Case 1-CA-20: The petition of Shannon Anthony for Shamrock 2 Storage requesting **Site Plan Approval for Shamrock 2 Storage**, to be located on Lot 3 in Hardbeck Subdivision Sec. 2, Howard Township, Kokomo, Howard County, Indiana at **3058 East 00 North South**.

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

Mr. Johnson advised that the project is a storage facility. Mr. Johnson clarified that Mr. Anthony already has a storage facility on Royer Road and that this will his second one.

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

Case 4-CP-20: The petition of Joshua & Robyn Whaley requesting **Approval of the Preliminary Plat for Whaley Farm Subdivision**, to be located on Part of the Northeast Quarter of Section 5, Township 23 North, Range 43 East, containing 2.22 acres, more or less, and 1 lot, Harrison Township, Kokomo, Howard County, Indiana at **246 South 440 West**.

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

Mr. Johnson said that this is a one lot subdivision and that it has received Drainage Board and Health Department approvals.

With no questions or comments from either the members or the audience Mr. Papacek called the question and the motion carried unanimously.

Mr. Johnson asked the members to grant final approval for the petition. Mr. Salinas moved to that effect, Ms. Graham seconded, and the motion carried unanimously.

Case 4-CZ-20: The petition of Rose Fobar for Joshua and Robyn Whaley 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 (Rural Residential)**, for property described as Part of the Northeast Quarter of Sec 5, Township 23 North, Range 3 East, containing 2.22 acres, more or less, Harrison Township, Kokomo, Howard County, Indiana at **246 South 440 West**.

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

Mr. Johnson advised that property needs to be rezoned because it contains less than 20 acres.

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

Staff Report

Case 4-CZ-20 **AG (Agricultural) to RR (Rural Residential)** **246 S 440W**

Rose Fobar is requesting a change in zone classification for the property addressed above to be utilized as a *“Single Family Residence”*.



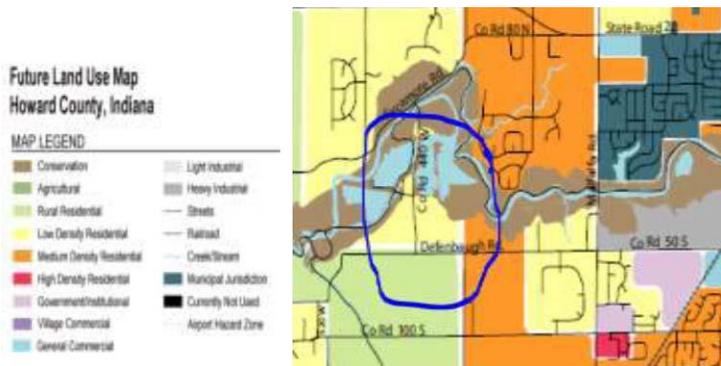
(Beacon view)

The adjoining properties uses and zonings are as follows:

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

According to the Howard County Comprehensive Plan Future Land Use Map, the property specified is located in an area designated for *Low Density Residential* zonings which is described as land used or designated for single family housing below a density of one dwelling unit per acre. Typical low density housing would

be single family detached homes.



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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 features.



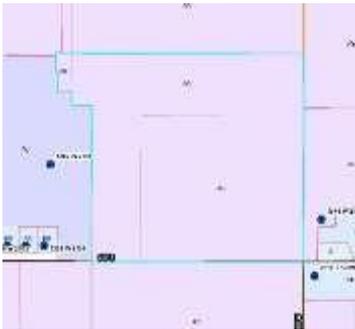
The Howard County Comprehensive Plan designates **S 440W** as a “*County Road*”. This specific area requires 60 ft. of right way; and is a road designed to provide access to residential or farm properties. In residential areas, through traffic is discouraged, but connectivity from one neighborhood to another is encouraged.

The “Annual Average Daily Traffic” count for this area of S 440W” is not available at this time. However, 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 questions from either the members or the audience Mr. Papacek called for a vote and the motion carried unanimously.

Case 3-CP-20: The petition of William Bassett requesting **Approval of the Preliminary Plat for WillShar Ranch Subdivision**, to be located on Part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 23 North, Range 43 East, containing 2.07 acres, more or less, and 1 lot, Harrison Township, Kokomo, Howard County, Indiana at **5256 West 250 South**.



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

Mr. William Bassett, 2507 Locust Lane, Kokomo, addressed the members and said that he and his wife wish to build a home on 2 acres of what currently is a 41-acre farm. Mr. Bassett advised that the proposed subdivision has received Drainage Board and Health

Department approvals.

There were no questions from either the members or the audience. Mr. Papacek called for a vote and the motion carried unanimously.

Mr. Bassett then asked the members for final approval of the plat. Mr. Salinas moved to that effect, Ms. Graham seconded, and the motion carried unanimously.

Case 5-CZ-20: The petition of Sharon & William Bassett 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 (Rural Residential)**, for property described as Part of the Southeast Quarter of the Northeast Quarter of Sec18, Township 23 North, Range 3 East, containing 2.07 acres, more or less, Harrison Township, Kokomo, Howard County, Indiana at **5256 West 250 South**.

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

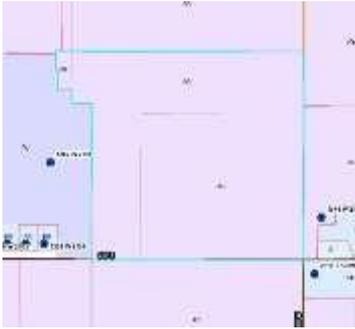
Mr. Sheline read the staff report, which is as follows:

Case 5-CZ-20
AG (Agricultural) to RR (Rural Residential)
5256 W 250 S

William & Sharon Bassett are requesting a change in zone classification for the property addressed above to be utilized as a *“Single Family Residence”*.

The adjoining property uses and zonings are as follows:

- **North:** AG (Agricultural)
- **South:** AG (Agricultural)
- **East:** AG (Agricultural)
- **West:** AC (Agricultural Commercial)



(Beacon view)

According to the **Howard County Comprehensive Plan Future Land Use Map**, the property specified is located

in an area designated for **Rural Residential** 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.

**Future Land Use Map
Howard County, Indiana**

MAP LEGEND

Conservation	Light Industrial
Agricultural	Heavy Industrial
Rural Residential	Streets
Low Density Residential	Railroad
Medium Density Residential	Creek/Stream
High Density Residential	Municipal Jurisdiction
Government/Institutional	Currently Not Used
Village Commercial	Airport Hazard Zone
General Commercial	



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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 features.



The Howard County Comprehensive Plan designates **W 250S** as a “*Major collector*”. This specific area requires 80 ft. of right way; and is a road designed to facilitate the collection of traffic from minor collectors and local streets. A major collector also provides circulation within commercial areas and convenient ways to reach arterial roads.

The “Annual Average Daily Traffic” count for this area of “W 250S” is not available at this time. However, 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.

There were no questions from either the members or the audience. Mr. Papacek called for a vote, and the motion carried unanimously.

Case 6-CZ-20: The petition of Steve Taylor for Valley of Grace 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 IS (Institutional Uses)**, for property described as Part of the Southeast Quarter of Sec. 1, Township 24 North, Range 4 East, containing 40 acres, more or less, Howard Township, Kokomo, Howard County, Indiana at **5254 North 500 East**.

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

Mr. Joey Bennett, 4604 Mayfield Dr., Kokomo, addressed the members and said that Valley of Grace wishes to bring a faith-based recovery center to Howard County.

Mr. Salinas addressed the audience and said that during the discussion of Valley of Grace’s petition for a faith-based recovery facility at 11189 W 400 N at the September 17, 2019 Howard County Plan Commission meeting someone said that if the members did not oppose that request they should question their faith in God. Mr. Salinas said that another speaker at that meeting made inappropriate comments to remonstrators.

Mr. Salinas stated his view that the Board’s job is not to decide what God wants but whether the property under discussion tonight is compatible with what the petitioners want to do there.

Mr. Bennett told the members that he had struggled with addiction himself and found help at the Home of Grace in Jackson, MS. Mr. Bennett advised that the clients accepted at Valley of Grace will have to be detoxed before entering the facility and that participation is strictly voluntary.

Mr. Bennett said that the Valley of Grace program was established here in Howard County in 2017 and that it has a 10-member board of directors. Mr. Bennett advised that to date Valley of Grace has sent 75 individuals from Howard County to the Home of Grace.

Mr. Bennett said that the property under discussion has structures on it and that the Valley of Grace board members met with the owners to see if they were willing to sell the property to them.

Mr. Bennett stated that everyone admitted to their program will first be detoxed and have passed a background check. Mr. Bennett clarified that they do not accept sex offenders or criminals. Mr. Bennett said that they will have licensed counselors and work programs for the residents and that the residents will not be permitted to have cell phones. Mr. Bennett told the members that the residents are not permitted to leave the premises unless accompanied by a counselor, and he clarified that Valley of Grace will maintain a zero-tolerance policy for infractions.

Mr. Bennett said that the facility will be staffed 24 hours per day seven days a week and that they have aftercare and mentors available for participants who complete the program. Mr. Bennett advised that the property currently is a farm and that they wish to keep it a farm with some animals to be raised and cared for as part of their therapy program. Mr. Bennett said the property is currently owned by an Amish family and that it will have to be upgraded with wiring and other amenities in the house.

Mr. Bennett expressed his view that if Valley of Grace is not wanted here, then where would it be wanted, and he said they currently have nowhere else to go.

Mr. Salinas addressed the audience and reminded anyone who wished to speak to direct their questions and comments to the Board and not to each other.

Mr. Salinas asked Mr. Bennett why Valley of Grace's previous petition to establish a facility on 1100 West was dropped. Mr. Bennett said that there were no structures at all on that property and that they realized that they would like to have some already on site. Mr. Bennett advised that the property under discussion tonight has a five-bedroom house, several barns, and pastures and woods.

Mr. Bennett said that eventually they wish to build some cabins in the woods and expand the number of participants to 65 people. Mr. Bennett clarified that they plan to begin that expansion in five to 10 years. Mr. Salinas asked Mr. Bennett when they hope to begin operation, and Mr. Bennett said they are aiming for the spring of 2021 after the improvements are completed.

Mr. Duncan asked Mr. Bennett about their plans for the wooded area. Mr. Bennett advised that they eventually want to build two 16-man cabins near the entrance to the woods. Mr. Duncan stated that there is a regulated drain nearby which has a 150-foot easement. Mr. Bennett said they were aware of the drain's location.

Mr. Sheline stated that if the operation of the facility is approved the property will have to complete both the subdivision and site plan processes before they will be permitted to expand. Ms. Graham said that Valley of Grace is a privately funded program and that the clients have to pay to participate. Mr. Bennett advised that the cost is \$3,000 for the 90-day program. Ms. Graham expressed her view that it is important to understand that the participants all want to be there.

Mr. Bennett said that everyone is detoxed and then drug-tested before admission. Mr. Bennett clarified that they do not accept court-ordered clients, and he said that the clients are not permitted to leave the premises and are allowed family visits only once a month.

Mr. Dodd asked Mr. Bennett if they accept insurance, and Mr. Bennett said that they do not because it is a privately operated facility. Mr. Bennett advised that they will have 8 to 10 clients in the very large farm house. Mr. Dodd asked if they perform medical detoxifications, and Mr. Bennett said that they do not.

Mr. Himelick asked Mr. Bennett how they plan to provide security for both the residents and the neighbors. Mr. Bennett advised that they will install a security system and that the facility will be staffed 24 hours a day seven days a week.

Mr. Himelick asked whether the Home of Grace has many security problems. Mr. Bennett said that the facility in Mississippi houses 120 men and that given human nature 120 people don't always get along. Mr. Bennett stated his opinion that given the number of residents the number of problems is minimal. Mr. Bennett advised that the City of Jackson, MS has petitioned Home of Grace asking them to build a similar facility for women.

Ms. Graham said that based on what Mr. Bennett has been describing for Valley of Grace the site will still be a farm, and she stated her view that their use for the property will not devalue other properties in the area.

Mr. Bennett said that with 120 residents Home of Grace averages 3.58 police or fire calls per month. Mr. Bennett stated that if Valley of Grace expands to 65 residents that would equate to 1.9 calls per month.

Ms. Graham asked what kinds of calls Home of Grace encounters, and Mr. Bennett said that most of them are medical.

Mr. Imbler asked if Valley of Grace will expand to more than 65 residents, and Mr. Bennett said that they will not.

Mr. Himelick asked if most of their residents will be from Howard County, and Mr. Bennett said that that is their plan.

Mr. Imbler asked how quickly they plan to start operations. Mr. Bennett advised that they hope to open in six months to one year.

Mr. Duncan asked what their plans were for sanitation when they expand beyond 10 to 12 residents, and he stated that they will have to meet new requirements for a septic system and perimeter drains. Mr. Bennett advised that they will upgrade to a Presby commercial-grade system.

Mr. Salinas asked Mr. Duncan if he had concerns that such an upgrade could not be done. Mr. Duncan said that could not be done cheaply. Mr. Bennett stated that they were aware of what will be needed when they expand and that they are planning for it.

Mr. Sheline clarified that issues such as these will be addressed during the site plan approval process.

Mr. Duncan stated his concern regarding Mr. Bennett’s estimate of 1.9 EMS or police calls per month, and he expressed his opinion that a place with 22 calls in one year becomes a nuisance. Mr. Salinas stated his view that extrapolating from the Jackson, MS facility may not accurate because attendance at that facility is not exclusively voluntary.

Mr. Bennett said that Valley of Grace is very selective as to who they admit into their program.

Ms. Graham asked whether they screen for illness or chronic health problems. Mr. Bennett stated his view that individuals with chronic health problems may not be a good fit for their program, and he advised that they will test for tuberculosis and HIV/AIDS.

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

Staff Report

Case 6-CZ-20

AG (Agricultural) to IS (Institutional)

5254 N 500 E

Valley of Grace for Jonathan and Lucinda Gingerich is requesting a change in zone classification for the property addressed above to be utilized as an “*Addiction Recovery Center*”.

The adjoining property uses and zonings are as follows:



(Beacon view)

- **North:** AG (Agricultural)
- **South:** AG (Agricultural)
- **East:** AG (Agricultural)
- **West:** AG(Agricultural)

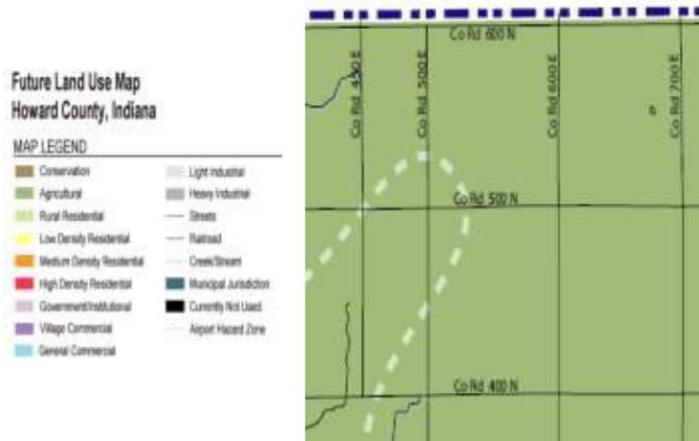
According to the **Howard County Comprehensive Plan Future Land Use Map**, the property specified is located in an area designated for **Agricultural** which is described as land used or designated for the business of crops, pasturage, confined feeding, conservation reserve program, farm building, farm houses and the like.

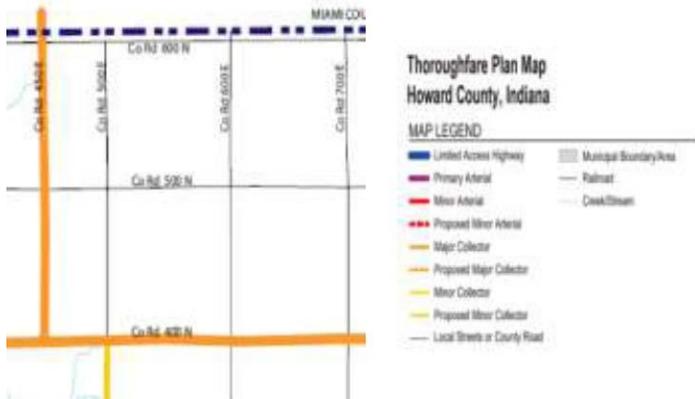
Land Use Goal

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 features.





The Howard County Comprehensive Plan designates **N 500E** as a “*County Road*”. This specific area requires 60 ft. of right way; and is a road designed to provide access to residential or farm properties. In residential areas through traffic is discouraged; but connectivity from one neighborhood to another is encouraged.

The “Annual Average Daily Traffic” count for this area of “N 500E” is unavailable at this time. The staff desires the Plan Commission to forward their own recommendation to the County Commissioners based on the evidence provided by the petitioner.

Mr. Salinas addressed those present in the audience and asked those who wished to speak try not to repeat what others have already said and to please address their statements or questions to the Board and not to others in the audience.

Ms. Jocena Miller, 5210 N 500 E, Kokomo, addressed the Board and said that she owns the property to the south. Ms. Miller said that she has concerns about Institutional zoning and about possible drainage issues. Ms. Miller stated that her property drains onto the subject property, and she expressed her opinion the drainage is poor. Ms. Miller said that she is trying to get the County ditch improved without having her taxes raised. Ms. Miller stated that she has great concern about a septic system that would be adequate for three cabins. Ms. Miller said that she is concerned that outdoor lighting will be installed on the property, and she stated that they are not accustomed to that.

Ms. Miller said that they do not want more illegal activity occurring in the area. Ms. Miller stated that Greentown is nine miles away and that Galveston is 10 miles away and that Howard Township has no volunteer fire department. Ms. Miller said that Mr. Bennett had advised that their plan is not to accept mentally ill or criminal or court-ordered clients, but, she said they could decide to change that.

Pastor Jeannie Winter of the Kokomo Zion United Methodist Church, 3916 E 600 N, Kokomo, said that their church is just down the road from the subject property. Pastor Winter advised that they are also zoned Institutional and that they have a number of ministries. Pastor Winter said that there is also a Mennonite church nearby. Pastor Winter told the members that her congregation is excited about the possibility that they can work with the petitioner and Valley of Grace on a ministry for them. Pastor Winter said that Mr. Bennett gave a presentation at their church and that any new neighbor who cares about other people is welcome there.

Mr. Jim Verbosky, 3985 E 600 N, Kokomo, said that he lives 1.6 miles from the subject property and that he has had two break-ins at his home. Mr. Verbosky stated that it took 37 and 40 minutes respectively for law enforcement to arrive, and he expressed his concern about response times for

emergencies. Mr. Verbosky said that safety is a concern, and he stated his opinion that Valley of Grace will devalue his property.

Ms. Caroline Bousum, 5514 E 500 N, Kokomo, addressed the members and said that she has a son and is concerned about people with drug, alcohol, or other addictions receiving treatment at the property. Ms. Bousum asked what “other addictions” means. Ms. Bousum said that she has been in her home for 18 years and that she does not want to have to look over her shoulder regarding safety. Ms. Bousum stated her opinion that two staff members were not enough to watch 42 acres of property.

Ms. Bousum asked where people who walked away from the facility would go, and she stated her opinion that they will walk to the nearest residential property, one of which, she said, was hers. Ms. Bousum stated her opinions that she will experience a loss of privacy and that a lot of people from Chicago have moved here bringing increased drug activity with them. Ms. Bousum expressed her concern that Valley of Grace offers scholarships at such a low price.

Ms. Bousum stated her opinion that a property that is zoned Agricultural is not suitable for an Institutional uses and she said that she would not buy a home near such a place.

Mr. Alex Powell, 8007 E 400 N, Kokomo, said that he supervised a work-release program for three years and that the main issue that he encountered there was trafficking within the program.

Ms. Amanda Powell, 8007 E 400 N, Kokomo, asked about whether HIV/AIDS, tuberculosis, and other medical conditions would be treated on-site. Ms. Powell said that she previously worked in a methadone clinic and that there was a lot of drug trafficking around that facility. Ms. Powell asked who will protect her from such problems.

Mr. Jack Gray, 2729 N 500 E, Kokomo, addressed the members and stated his opinion that the subject property is farmable. Mr. Gray said that Valley of Grace’s petition in 2019 to operate a rehabilitation facility on the west side of Howard County had many remonstrators. Mr. Gray stated his opinion that Valley of Grace was now trying to dump it on residents on the east side of Howard County, including the Amish community. Mr. Gray expressed his view that there are better sites available than this.

Mr. Jonathan Mann, 5413 E 500 N, Kokomo, said that nearby residents got over 300 signatures on a petition against Valley of Grace and that they discussed potential drops in property values. Mr. Mann stated his opinion that Valley of Grace needs to look for a location in Tipton or at the Grissom Aeroplex. Mr. Mann expressed his view such a facility is not appropriate in a rural area. Mr. Mann asked the members if they would want such a program in their front yard. Mr. Mann stated his concerns about traffic increases and changes that could occur in the area.

Mr. Brian Alexander, 3601 W 500 N, Kokomo, addressed the members and said that he is a member of the Howard County Council. Mr. Alexander said that in his view the discussion at tonight’s meeting was just like what was said at Valley of Grace’s public hearing in 2019. Mr. Alexander expressed his concern that although many people at both meetings acknowledged that programs such as this are needed, they do not want such facilities located near them. Mr. Alexander said that he understands what kind of program Valley of Grace intends to operate and that they would be welcome to place it next door to him.

Mr. Alexander told the members that in response to some remonstrators' concern about tax increases, untreated addiction has not only a human cost to society but financial costs as well. Mr. Alexander said that the state of Indiana spends \$47 million dollars per year on opioid addiction alone. Mr. Alexander stated his view that we are all paying for these problems already and that the cost of not doing something is greater than the cost of providing treatment would be.

Mr. Alexander said that in the recent primary for District Court judge, all four candidates said that our greatest need currently is for a long-term treatment facility. Mr. Alexander stated his view that Howard County has the opportunity here to do that correctly with no cost to the taxpayers.

Mr. Papacek addressed the audience and said that he will end comments by the public at 7:30 p.m.

Mr. Ryan Emrick, 1209 Cadillac Dr. E, Kokomo, said that he has known Mr. Bennett for many years and supports what he and Valley of Grace want to do. Mr. Emrick stated that he lives directly behind Meijer's and Sam's Club and has not experienced an increase in crime because of their presence. Mr. Emrick stated his opinion that nobody wants a rehabilitation facility near them until they have a family member who needs help. Mr. Emrick expressed his view that Valley of Grace's program will change lives.

Ms. Cassie Bauson, 3243 N 500 E, Kokomo, said that she lives two miles from the proposed site and that she is not opposed to it. Ms. Bauson told the members that she served four years as Howard Township trustee. Ms. Bauson said that she could attest that not all the land in Howard Township is farmland.

Mr. Gareth Gingerich, 5462 E 250 N, Kokomo, stated that he lives 3.5 miles from the proposed location and that he has no concerns about Valley of Grace operating there. Mr. Gingerich said that he has two children and that he has lived in the area his entire life and is a fourth generation farmer. Mr. Gingerich clarified that although he understands some people's concerns he would never support such a thing if he felt that it posed a danger.

Mr. Sheline advised that the reason for holding a public hearing such as tonight's meeting is so that the public may voice their concerns, if any. Mr. Sheline said that the Plan Commission office follows the state statutes regarding notice of a public hearing and that Valley of Grace's proposal had been on Facebook for weeks before tonight's meeting. Mr. Sheline advised that the office received many calls about Valley of Grace prior to tonight's meeting.

Mr. Sheline told the audience that the three people still in line to speak would be permitted to do so and then the time for public comments will be over.

Dr. Joseph Fearnow of W. Lafayette, IN addressed the members and said that he is a physician and hospitalist in Crawfordsville. Dr. Fearnow stated that his facility cares for addicts every day. Dr. Fearnow said that his brother died last month from a drug overdose, and he expressed his view that a facility such as this one would have been able to help him.

Mr. Gary Guest addressed the members and said that he lives 3.5 miles from the proposed site. Mr. Guest said that the burglaries and break-ins with which he is familiar have been in Tipton, Grant, and Carroll Counties in addition to Howard County and that none of the perpetrators were from eastern Howard County. Mr. Guest said that nearly all burglaries are done by drug users who are looking for money. Mr. Guest stated his view that the problem is all around us already and that he has no problem with a treatment facility being located near him. Mr. Guest said that he buried his 45-year-old son a week ago and that he died from an overdose. Mr. Guest told the members that his son was not a thief or a criminal and that although his son wanted treatment they could not find any for him.

Mr. Ryan Herrell, 5113 N 500 E, Kokomo, said that he lives a tenth of a mile from the property. Mr. Herrell stated his view that Kokomo has a drug problem so he chose to live where he does because it is a farming community. Mr. Herrell said that he works 24-hour shifts at the Kokomo Fire Department, and he asked who will protect his family while he is at work.

Ms. Nanette Horner, 5102 N 500 E, Kokomo, said that she has not heard anything in tonight's discussion about Valley of Grace's success rate. Ms. Horner expressed her view that very successful facilities average a 30 percent success rate. Ms. Horner stated her opinion that there do not appear to be any plans for the septic system and water at the proposed site.

Mr. Papacek clarified that those items will be addressed when Valley of Graces wishes to expand and applies for site plan approval.

Ms. Horner said that the Howard County Zoning Ordinances states that the county is to provide for the health and welfare of its citizens. Ms. Horner stated her view that although she understands that such places are needed, this is not the right location. Ms. Horner expressed her opinion that Institutional Uses are for public purposes and that this is a private use. Ms. Horner asked how people in the area can be sure that there will not be 50 people living in the existing house.

Mr. Bennett said that their clients come voluntarily and that the program encourages them to stay, but they do not simply let them walk away. Mr. Bennett clarified that someone who wants to leave will be released to their family.

Mr. Salinas asked Mr. Bennett for clarification on what he meant when he stated that they treat drug, alcohol, and "other" addictions. Mr. Bennett said that there are addictions to pornography, sex, food, and many others and that they will accept those whom they deem to be a good fit.

Mr. Salinas asked Mr. Bennett to describe what he referred to as security and lighting. Mr. Bennett clarified that the outdoor lights will be only to see where they are walking at night, just as other farms have. Mr. Bennett said that the security cameras will extend around the perimeter of the property.

Mr. Salinas asked Mr. Bennett what kinds of medications they will use in the program. Mr. Bennett stated that theirs is a non-medicinal program and that there will be no methadone or suboxone on the premises. Mr. Bennett clarified that a medical professional will visit once a week to attend to those with medical needs such as diabetics requiring insulin.

Mr. Salinas asked Mr. Bennett for his view of several remonstrators' concern about "trafficking" at the facility. Mr. Bennett stated his view that drug trafficking already occurs in Howard Township. Mr. Bennett advised that any visitors to the premises will be searched before being allowed admittance. Mr. Bennett said that their initial bed availability will be for Howard County and that after expansion they will branch out to surrounding counties.

Mr. Papacek said that the Plan Commission vote does not actually rezone the property. Mr. Sheline advised that the Howard County Commissioners will vote to approve or deny the rezoning at their July 6th meeting. Mr. Salinas stated that the vote tonight will be for either a favorable or an unfavorable recommendation.

Mr. Dodd said that as a member of the Howard County Commissioners he will abstain from voting tonight. Mr. Dodd clarified that since a quorum is present tonight and that since no staff recommendation was made, he will wait for the Commissioners' meeting to cast his vote. Mr. Dodd expressed his wish to his fellow board members that they cast their votes in favor of the rezoning.

Mr. Duncan said that the members do their best to research each case and visit each site. Mr. Duncan stated that he will not vote in favor of the petition until he feels comfortable with it. Mr. Duncan said that he has concerns regarding security and the possibility of 20 to 30 minutes of response time by emergency personnel.

Mr. Miller said that all questions and concerns regarding waste disposal will be addressed at the time that Valley of Grace applies for site plan approval. Mr. Miller advised that the Howard County Board of Zoning Appeals has the power to set conditions on Valley of Grace's operation should they grant them the Special Exception permit to use the property for a rehab facility.

Mr. Salinas said that he agreed with Mr. Duncan that although there are things that they don't yet know regarding the proposed facility, he stated his belief that all remaining issues can be addressed.

Mr. Papacek called for a vote, and the motion carried by a vote of six to one. Ms. Graham and Messrs. Imbler, Ingle, Miller, Salinas, and Himelick voted aye, Mr. Duncan voted no, and Mr. Dodd abstained.

Other Business: there was no other business.

Mr. Papacek asked for a volunteer to attend the Kokomo Plan Commission meeting to be held Tuesday, July 14th, 2020. Mr. Salinas volunteered to attend the meeting.

There being no further business, the meeting adjourned at 7:55 p.m.

James Papacek, President
Howard County Plan Commission

Greg Sheline
Executive Director