

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE
GREENFIELD, IN 46140**

PLAN COMMISSION MINUTES

DATE: June 27, 2023 TIME: 6:30 P.M.

PRESENT:

**MICHAEL LONG, PRESIDENT
RENEE OLDHAM, SECRETARY
TYLER EDON, VICE PRESIDENT
WENDELL HESTER
SCOTT WOOLDRIDGE
GARY McDANIEL
LACEY WILLARD
DEAN FOUT
RHONDA COOK, ATTORNEY
KAYLA BROOKS, DIRECTOR
DAWN PARKER, RECORDING SEC.**

ABSENT:

BYRON HOLDEN

The June 27, 2023, meeting of the Hancock County Area Plan Commission was brought to order by President Michael Long. Mr. Wooldridge moved to accept the previous month's minutes as received. Mr. McDaniel seconded. Motion carried. Prior to making their presentations, the Commission's attorney Rhonda Cook duly swore in all persons appearing before the Hancock County Area Plan Commission.

Mr. McDaniel moved to adjourn. Mr. Wooldridge seconded, and the meeting was adjourned at 7:55P PM.

ATTEST:

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MICHAEL LONG, PRESIDENT

Renee Oldham, SECRETARY

**HANCOCK COUNTY AREA PLAN COMMISSION
111 AMERICAN LEGION PLACE, SUITE 146
GREENFIELD, IN 46140**

PLAN COMMISSION MINUTES

Tuesday, June 27, 2023

TIME: 6:30 PM

1. Singh, Kuldeep BAL Express/Miller, S.
Approx. 7700 W 200 N
23 – 16 – 5

Industrial Business Park
Rezoning 23-2345
Buck Creek

Rezoning 23.078 acres from IBP (Industrial Business Park) to IL (Industrial Light) located approximately 7700 W 200 N (southside of road) for a semi-tractor trailer parking facility, small office, and repair shop. Continued from February by Petitioner for Traffic Study to be completed. Ms. Brooks presented a staff report and development standards for this petition. Ms. Brooks said the traffic study that has been done considers a much smaller scale than previously presented and reflects a potential for dangerous left turns from 200 (265) N onto 700 W. She said Marion County, to the West of this development, is residential and will remain residential in the future. Ms. Brooks said the Hancock County Comprehensive Plan Future Land Use Map shows this area as Industrial. She said Industrial areas are intended to support a full range of intensive commercial, manufacturing, and logistics uses with supporting commercial and residential uses. Supporting uses are limited to 25% of the total area. Outdoor storage and operations should be screened along roads at the periphery of an Industrial area, and deep, dense landscape buffers should be provided where Industrial areas abut or are across the street from residential uses. Master planned Industrial areas are preferred that include trails and pedestrian spines that connect to nearby supporting commercial and residential uses. Ms. Brooks said the district summary for Industrial: Business Park states the following:

- IBP zoning district is intended to provide locations for small- scale manufacturing, construction, production, assembly and other light industrial uses.
- Provides appropriate development standards for small-scale businesses, entrepreneurial and similar operations.
- Intended to permit a mixture of compatible land uses near transportation routes and other necessary infrastructure and utilities.

Industrial: Light states the following:

- IL zoning district intended to provide locations for production, assembly, warehousing, research and development facilities, and similar land uses.
- Intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants.
- Should be used to support industrial retention and expansion in Hancock County

Ms. Brooks said the decision criteria is: 1) Is the rezone in keeping with the Comprehensive Plan? 2) Is it in keeping with the current conditions and the character of the structures and uses in the area?, 3) Is this the most desirable use for which the land is adapted?, 4) Does this conserve property values across the county? 5) Is this responsible development and growth? She said staff recommendation is unfavorable, due to adjacent areas being residential, truck storage being outside, not an easy connection to I-70, IBP (current zoning) works better here to tie together

residential and industrial uses, and a potential for dangerous left turns from 200 (265) N onto 700 W. She said that if approved turn lanes and passing blisters will have to be added to suit Highway Department Engineer. Mr. Wooldridge asked if spot rezoning was considered. Ms. Brooks stated it was not. Ms. Willard asked if any part would be used as IBP? Ms. Brooks said no because IL (Industrial Light) and IG (Industrial General) are the only zoning districts that allow for semi-truck & tractor parking as a special exception only. Ms. Sylvia Miller and Ms. Lynn Means were present via Zoom. Ms. Miller said the comprehensive plan could have been made this area as mixed use and they did not. She said the reason 70% of the original proposal is remaining vacant and not included in the traffic study was cost. She said 40% of land would need to be paved and the cost was too great. Ms. Means said the traffic study was done for current conditions and vehicles passing through, historical traffic volume, construction in area, and a full future build out of the surrounding area was also considered. She said the semi-truck and tractor facility is needed to maintain a level of service to truckers. Ms. Means said the traffic generated is minimal in peak hours and would not be a significant traffic increase in the area. Ms. Miller said this facility is needed for truckers that park and go home and need parking available near the warehouses. Mr. Long stated he was wanting the traffic study to reflect relief of traffic in the area and not trucks parking in random places, but the study did the opposite? Mr. Long said more traffic is shown instead of relief from traffic. Ms. Means answered that the traffic study does not tell where trucks are originating from but where traffic would be coming from. She said the study looks at developments and traffic created but not specific users. Ms. Means said this facility would be where trucks would be drawn to. Mr. Long stated that the left turn on 700 W is a problem and asked if there was a solution for that? Ms. Means answered that the turn at 700W intersection would be something to watch for and said a traffic signal, flashers or another type of traffic control may be needed in the future. Mr. Long asked why traffic study was done for the smaller site than proposed? Ms. Miller answered that cost is the main factor and said the rezone and special exception would only apply to the smaller site and when the larger site is developed later it may possibly be a different use. She said the special exception is on the agenda for the BZA in July. Ms. Oldham asked, hypothetically, if you were doing the complete proposed area what would the traffic study look like? Ms. Means answered that they would need to come back for future expansion to do another traffic study. She said with the evaluation and with this smaller site they can evaluate and learn what is needed which may include adding turn lanes or necessary improvements at intersection. She said a crash history would be part of the study for future expansion as well. Ms. Means said having a small development works to the County's benefit. She said the County can learn from the smaller development and ask for commitments in the future to address issues for an expansion of the site for a larger development. Ms. Miller stated it is very possible there will be no impact on traffic because semi-tractor trailers are already using the road, or the opposite would occur and suggest the operation should not expand. She said not giving the petitioner the chance to start is a waste of the land because nobody wants to develop it and developing this land would be beneficial to the County. Ms. Willard said to confirm sequence for understanding, the original proposal was for 23 acres, a portion of which was to be developed, the Plan Commission asked for a traffic study and petitioner to then come back and address their concerns, then the study was done but on a smaller portion and we don't have what the study would look like regarding a traffic study with the larger development? Also, exhibit B in the report only projects 2023 which is the construction period of the smaller site and nothing beyond that. Ms. Means answered that is correct the study is a projection for 2023 conditions with 3.6% growth per year, and projections

thru to the year 2035 and considered all traffic for current conditions & growth. She said future growth of existing industrial buildings within the area were also calculated into the study. Mr. Long asked for remonstrators and if so they have 10 minutes to speak against this project. Mr. Larry Sedam was present and said the county has placed a lot of emphasis on the Hancock Regional Health area on 200. It is nice, has gorgeous landscaping and new apartments. He said google will route trucks from I70 to 200. There are roundabouts, residential areas, an “s” curve on 700, then a turn onto 200 that already blocks traffic. Mr. Sedam said this area is not designed for this kind of truck traffic, we don’t want this here and this proposal is not a good option. Ms. Shaney Williams was present and said she lives in Marion County to the west of this project just over the County line and represents the residents in that area. She said the farm she lives at has been there for 180 years and she owns a wedding venue called Morgan Acres. Ms. Williams stated there is a school bus stop in front of the house and it is no place for semi-trucks. She said this area is IBP and now this petitioner is asking to rezone to IL (Industrial Light). She asked what is keeping Hancock County from making it something worse? Ms. Williams said Marion County has chosen to honor their zoning and is keeping residential areas away from industrial. She said this is a neighborhood where we are raising our children. She said she feels that this is not being good neighbors to Marion County residents. She asked the board to please stop this and stop the train. Mr. Tim Williams was present and said he lives at a property located at 30th and Carroll Rd. He said semi-trucks traveling South on Carroll Rd stops traffic daily. All the cars must stop and back up for the semi-trucks to make the turn. He said this happens from 3:30 on into the evening. Mr. Williams said the area is heavily residential and asks the board to deny this petition. He asked the board to drive the roads and look at the damage to the roads and the traffic on them, and to please slow down development and deny this petition. Mr. Long stated rebuttal from petitioner for 5 minutes. Ms. Miller said any commitments that are asked would be agreed to, and the comprehensive plan shows industrial in this area. Ms. Means stated that any industrial use that is placed there would create more traffic and this project is not a significant impact on traffic. Mr. Long asked for a vote of favorable, unfavorable or to continue. Ms. Willard made motion for an unfavorable recommendation. Mr. Wooldridge seconded motion. Motion carried with a vote of 8 to 0.

OTHER BUSINESS:

Comprehensive Plan/Vandewalle contract = Ms. Brooks stated the contract is close to be completed for signing by the Commissioners. Ms. Cook said a certification of Insurance was asked for by the County Commissioners but when submitted County Standards were not met. She said amounts need to be increased or Commissioners need to accept the umbrella policy of 2 million dollars. Ms. Cook said once this issue is resolved the contract will be ready to be signed by the Commissioners.

1. Plan Commission Appointment Membership = not addressed
2. Solar Ordinance Discussion – Ms. Brooks presented a rough draft of a solar ordinance based off Marshall County Ordinance. There was much discussion regard specific sizes of solar fields, primary vs secondary structure, setbacks, and zoning (special exception or permitted). Mr. Long asked that this be brought back next month for public hearing on a completed ordinance. Ms. Brooks said a Notice for public hearing will be sent out and a draft will be given to the board before publishing.

3. Assistant Planner Update = Ms. Brooks stated that Ms. Hollie Kinker has been hire as the Assistant Planner and will start that position next week.
4. PC Appointment to New Palestine committee to study corporate rental housing. = Mr. Long stated that he was asked by New Palestine Planning Committee to come and listen to their meeting tomorrow night to study corporate rental housing in the Lennar Subdivision (Cooperstone) and asked if any other members of the Plan Commission would like to attend. Mr. Long said he would be attending the meeting on Wednesday, June 29, 2023, along with Ms. Kayla Brooks, Plan Director.

*Vote on PC Rules and Procedures at next meeting, July 25, 2023, at 6:30 p.m.