

3. *The proposal substantially complies with the Design Standards of §§152.024 – 152.037 of the Subdivision Control Ordinance.*

Yes, the proposal substantially complies with the design standards.

4. *The proposed subdivision substantially conforms to the City's future land use map.*

Yes, the City's Future Land Use Map shows this property as residential.

Because there will be no construction or changes to the existing subdivision, the Petitioner requested primary and secondary approval. The commission or committee also considered the findings for Secondary Plat Approval as follows:

1. *Whether the petitioner has properly received primary plat approval from the Crawfordsville Plan Commission and whether the secondary plat substantially conforms to the approved primary plat.*

Yes, the plan commission will not consider secondary plat approval unless the board has approved a primary plat which substantially conforms to the approved primary plat.

2. *Whether the primary plat has expired.*

No, the primary plat will not have expired.

3. *Whether the petitioner has properly submitted all items necessary for secondary plat approval as listed in Section 152.015 of the Subdivision Control Ordinance.*

Yes, the Petitioner submitted all items necessary for secondary plat approval.

4. *Whether the petitioner has met the Secondary Plat specifications in Section 152.017 of the Subdivision Control Ordinance.*

Yes, the subdivision has met the specifications in 152.017.

5. *Whether the proposed subdivision substantially complies with the design standards of Sections 152.024 – 152.037 of the Subdivision Control Ordinance.*

Yes, the subdivision substantially complies with the design standards of the ordinance.

6. *Whether the proposed subdivision meets the Construction Plan specifications in Section 152.019 of the Subdivision Control Ordinance;*

Yes, no construction necessary – streets and other drainage infrastructure are already in place.

7. *Whether any required performance guarantee and/or maintenance bond has been approved.*

N/A. Because the subdivision is fully constructed, no guarantee or bond is necessary. This plat is only for the purposes of creating lot lines.

Based on the findings of fact, Ms. Allen stated that staff recommended that the Commission approve Primary and Secondary Plat Approval.

Joyce Burnette questioned how the common areas would be maintained. Brandy Allen explained that covenants had been drafted to cover the maintenance of all common areas through a home owner's association. Also, Brandy Allen explained that the streets were private and would also be maintained by the association.

Richard Stoney McGaughey, Attorney representing Daniel and David Houston, came forward to address the Commission. Mr. McGaughey explained that he had nothing to add. He reiterated that the Petitioner was simply creating lot lines around existing units to sell the units.

3. *Whether the rezoning conforms to the future land use map in the Comprehensive Plan;*

The city future land use map does not include the 2 mile zone. Montgomery County is currently in the process of an economic development plan for this area.

4. *Whether the new land use will complement the present and future traffic flows or would the rezoning cause an adverse impact;*

Current traffic flows are mostly residential in nature. The infrastructure in the area would need to be updated if this property were to be developed for industrial purposes. County Road 200 South is a gravel road that would need to be upgraded for the safe travel of motorists in the area. County Road 150 South is also a residential County Road that will likely need upgraded to handle industrial traffic.

5. *Whether adequate off street parking will be provided if the rezoning request is granted;*

Yes, parking will be provided if the property is developed for industrial purposes.

6. *Whether potential inconveniences and nuisances (such as noise, lights, odors, etc.) of the rezoning request on adjacent landowners have been adequately considered;*

There are a limited number of homes that might be affected by development at this site. Any potential nuisances will need to be considered and abated. Buffers or screening may be required in order to meet the ordinance.

7. *Whether there are adequate public utilities and services available to the land if rezoned, and whether the local government will have to pay the cost of any such installation, and;*

Utilities are currently be considered and planned by the Montgomery County Redevelopment Commission and Montgomery County Commissioners through the economic development planning process.

8. *Whether it is assured that the rezoning request is not spot zoning, a violation of precedents, or arbitrary and capricious.*

No, this area is currently a mix of agricultural, residential, and industrial development.

Based on the findings of fact, Ms. Allen stated that staff recommended that the Plan Commission for the City of Crawfordsville send to the Crawfordsville City Council a favorable recommendation for the request to rezone the property from A-R to I-2, so long as the property can be buffered and designed (including any necessary road improvements) so as to create the least impact on surrounding neighbors.

Joyce Burnette questioned whether the smaller property surrounded by this acreage was a home. John Frey, speaking on behalf of the Petitioner, stated that this was a cattle feed lot. Troy Swan questioned the property owned by the Petitioner to the east. Ms. Allen clarified that this property was outside of the two mile zone; therefore the remaining acreage could be developed with no regulations. Joyce Burnette questioned which homes would be affected, and commented that many of the surrounding homes were also located outside of the two mile zone. Ms. Allen noted that all surrounding property owners were notified of the petition, even if located outside of the two mile zone. Mr. Hadley asked for clarification on which surrounding properties were being used for residential purposes at this time. Dan Guard asked if the buffer requirements were dependent on the type of development that happens on the site. Attorney Chadd clarified that it is difficult to require specific buffering requirements not knowing what the end use is. At this time, the ordinance requires buffering if the construction happens within 40 ft. of the property line. Mr. Guard also asked what improvements would be necessary to County Road 150 South if this property was developed for industrial purposes. Ms. Allen stated that the upgrades would depend on

what type of development would happen at the site. That would need to be reviewed at the time there was a specific project in mind. Phil Littell pointed out that the property does abut Nucor Road, and if the property was accessed from that location, it may not be necessary to upgrade County Road 150 South. Ms. Allen stated that the County Highway Department would have to review the situation and approve any access issues from county roads. Phil Littell questioned what would happen if the City annexes property and the two mile zone is extended. Ms. Allen clarified that the 2 mile zone is not automatically extended with each annexation. It was noted that there are additional businesses in the area along Nucor Road. Mr. Guard questioned the process if the Plan Commission were to forward the petition. It was also noted that if the City denies the rezoning, the rest of the property outside of the two mile zone can still be developed for industrial purposes with no City approvals. Attorney Chadd reminded the Commission that their job was to forward the petition to the Council with a favorable recommendation, unfavorable recommendation, or no recommendation at all.

There were 14 letters mailed, and receipts received for 12 of those letters. No correspondence was received.

John Frey, Montgomery County Commissioner, came forward to represent the petition. He informed the Commission that he didn't have much to add, but the County is working on preparing the Nucor Corridor for additional economic development. All environmental studies and geotechnical studies have been completed at the property. He stated that the only thing missing to make the property shovel ready was the appropriate zoning. The Petitioner would like to be proactive in having the property zoned so that the property can be marketed for economic development. Mr. Frey also noted that he requested the City extend the two mile zone to include this entire piece of property, but it was not possible. Joe Boswell questioned ownership of the remaining property and Mr. Frey noted that there are 320 total acres. The line dividing the property is not evident when on the property. Mr. Hadley confirmed that the Petitioner owns the property clear to Nucor Road and the railroad. Mr. Frey noted the access would be from County Road 200 South, which is also where the sewer is located. He also noted that the most marketable portion of the site is closer to the rail and Nucor Road, but the Petitioner would like to have a bigger piece of property to market. Additional discussion occurred regarding the location of various utilities.

President Hadley opened the meeting for public comment.

Wayne Bupp stated that he owned the livestock feeding operation surrounded by the property and he has concerns that the neighbors aren't being told exactly what is happening at the property. He stated that his attorney advised him to come to the meeting and state that his property taxes would not be raised and he did not want water or sewer. Mr. Bupp indicated that his cattle will stay there no matter what happens around his property.

John Brock came forward representing his mother who owns 80 acres immediately west of the property. The house on the property is currently unoccupied and the ground is being farmed. Mr. Brock has concerns about air quality, water, noise, traffic, etc. He has concerns about the value of his mother's property. He is uncomfortable with standing in the way of progress, but wants to look out for his family's property as well. He feels they need more answers. Mr. Hadley asked if there were specific answers that Mr. Brock would like. Mr. Brock stated that he is unsure what will happen to the property when his mother passes. They are simply concerned about what will happen across the road.

Mark Davidson came forward with a few concerns. His first concern is that the roads in the area are not suitable for industrial traffic to the west and surrounded by unimproved gravel roads on 2 sides. He does not want the County to be on the hook for road construction to serve this site. Mr. Davidson also suggested that if the Plan Commission wanted to change the zoning on the property with no plans for what will be located on the site, he believes the only change to consider is to NO zoning.

Mr. Boswell asked if the County would be willing to improve the road, and Mr. Frey stated that he cannot speak for all commissioners, but wouldn't know why they would not be interested. This property has the potential to provide a large benefit to the county with investment and employees, and the County should support infrastructure for economic development as they always have with Nucor Corridor.

Mr. Guard stated that they can either vote it down or forward it to Council where there would still be 3-4 meetings to discuss this proposal. All issues that may come up with streets, utilities, etc. will have to be addressed at the time the project is known.

Ron Remley came forward and stated he lives next to the railroad on a piece not adjacent to this property. He can see the desire and benefit of this property, but stated this rezoning is a double edged sword. He supports development and this property is perfect for industrial development because of the option for a rail spur, but he is concerned about property values because he will be looking at the property. He isn't against the rezoning, but just has concerns about what he will be looking at in the future.

With no further public comment, Mr. Hadley asked if Commission members had additional questions. Mr. Hollander had questions about taxation, and it was clarified that the two mile zoning only affects land use, not taxation of the property.

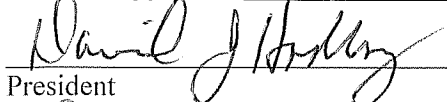
Ms. Burnette stated that this property was odd because the City only has control over one half of the property.

Phil Littell made a motion to forward the rezoning request to the City Council as presented with a favorable recommendation. Richard Simonds seconded. Motion approved 8-0.

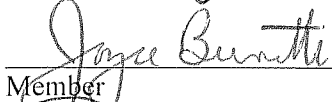
Brandy Allen informed the audience of the March Council dates and noted they would not receive additional notice.

With no further business, Dick Simonds made a motion to adjourn and Phil Littell seconded. The meeting was adjourned at 5:59.

Minutes Approved: 06.20.17



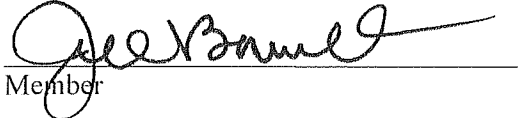
President



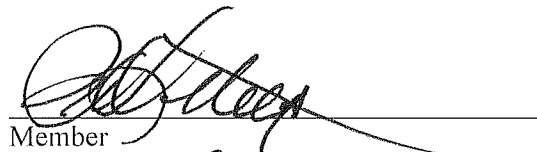
Member



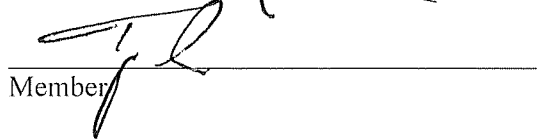
Member



Member



Member



Member

Member

Member