

City of Crawfordsville Plan Commission  
Meeting Minutes  
June 20, 2017

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The Crawfordsville Plan Commission met on Tuesday, June 20, 2017 at 5:00 p.m. in the Common Council Chambers of the Municipal Building. Commission members present were: Troy Swan, Joe Boswell, David Hadley, Joyce Burnette, Dan Guard, and Phil Littell. Others in attendance were: Brandy Allen, Director of Planning & Community Development; Darren Chadd, City Attorney of Taylor, Chadd, Minnette, Schneider & Clutter; and Megan Huckstep, Executive Assistant, Department of Planning & Community Development.

President David Hadley called the meeting to order once a quorum was present at 5:12 p.m. and the roll was called. Mr. Hadley asked that moment of silence be taken in memory of Commission member Dick Simonds.

County Road 200 South

J. Wendell Wiley

RZ 0012

Under items of old business, Brandy Allen explained that Petition RZ 0012 was sent to the City Council with a favorable recommendation to rezone property on County Road 200 South from Agricultural-Residential to Industrial; however since that time she noted that there had been much discussion concerning the proposed development uses of the property. Ms. Allen reported that the Petition was presented back to the Commission from the City Council for the rezoning of land with a statement of commitments concerning uses that would not be permitted. Ms. Allen read from the Statement of Commitments which stated: "The use and development of the property will include none of these uses that would otherwise be permitted in the I-2 zoning district: Hazardous Waste Disposal, Industrial Waste Facility, Sanitary Landfill, and Junkyard".

J. Wendell Wiley came forward to address the Commission. He stated that he had no desire to create an undesirable development or use for anyone. He informed the Commission he would rather farm the land if the use and development was not a benefit to the community and the county. Mr. Wiley stated that he did not have a buyer at the time. Discussion arose regarding the amount of acreage. It was noted that there were approximately 340 total acres with 160 acres inside the two-mile jurisdiction and the remaining 180 outside the two-mile area, under County land jurisdiction. Discussion arose regarding whether the Commitments pertained to property inside and outside the two-mile. Mr. Wiley stated his intent was for the Commitments to include all of his property both inside and outside of the two-mile but it was clarified that the city only had jurisdiction over the piece inside the two-mile area. Discussion also arose regarding whether the property outside the two-mile area was a viable piece without the piece inside the two-mile area.

President Hadley reviewed the rules and procedures for the public hearing portion of the meeting. The meeting was then opened to public comment. No one came forward in favor of the request; therefore those in opposition were asked to come forward.

John Downey, 2896 E 150 S, came forward in opposition of the request. Mr. Downey informed the Commission that utilities were not currently on-site. He also stated that the roads would likely need improved. Mr. Downey questioned what this infrastructure would cost and who was responsible. Mr. Downey also asked where the study was that concluded I-2 was the best zoning classification. Mr. Downey questioned the definition of spot zoning. He also read from Section 153.063 item E of the

Zoning Ordinance concerning Speculative Rezoning Prohibited. Mr. Downey emphasized that he felt that the rezoning should not be considered since there was not a planned use or development.

Rhonda Little, 3194 E 150 S, came forward. Ms. Little submitted a letter prior to the Commission in opposition to the rezoning request and also read the letter to the Commission. Ms. Little expressed environmental concerns as well as traffic concerns that would negatively affect the quality of life for the families living in the area. Ms. Little stated that she felt the petition was a conflict of interest with Commissioner John Frey's family connection to the property owners as well as his connection to the County. Ms. Little stated that Mr. Frey should have never been allowed to petition the City concerning the rezoning change based on his personal gain.

Michele Borden, 2091 E 150 S, came forward. Ms. Borden presented pictures to the Commission of a waterway on her property. Ms. Borden read from a letter that she previously submitted to the City Council before she realized the petition was forwarded back to the Plan Commission. Ms. Borden expressed concerns regarding environmental and storm water issues. She emphasized the importance of keeping the property zoned agricultural-residential.

Mark Davidson, County Councilman, came forward. He informed the Commission he was opposed to zoning and was also opposed to the abuse of zoning. He explained that the Council is strapped as tight as possible financially to pay the bill and keep the roads up. Mr. Davidson reiterated Mr. Downey's concerns and stated that a use should be presented before the Commission considered the rezoning request and make any decisions.

Wilbert Renick, 2697 S 250 E, came forward and stated that he had nothing to add but wanted the record to show that he had the same concerns as those already expressed by the other property owners.

Ron Remley, 3139 E 150 S, came forward and discussed the drainage pattern of his property and the surrounding area. Mr. Remley questioned where the water would drain if the site was developed and it was concrete. Mr. Remley expressed concern if the property was rezoned he would lose a voice in any other decisions for development or expansion. Mr. Remley stated that he would rather see corn than concrete. He also expressed concern with the value of his new home that was recently rebuilt after being damaged by a tornado.

Twyla Largent, 3258 E 150 S, stated that she was adamantly opposed to the request for rezoning. She informed the Commission that there were many children in the area whom she was concerned. She expressed concerns with the condition of the railroad that did not currently have crossing arms or lights. Ms. Largent stated that she would have bought a home in town if she wanted to live near industry; however she wanted to live in the country.

John Brock, 2469 E 150 S, stated that he owned adjoining land and requested that the Commission vote against the rezoning request. Mr. Brock expressed concern with property values.

Kay Sowder, 3752 E 150 S, informed the Commission that she had lived in the area for 32 years and had approximately 200 acres. Ms. Sowder urged the Commission to consider how many neighboring property owners were opposed to the rezoning request.

No one else came forward; therefore the public comment portion of the meeting was closed from further comment.

The meeting was opened to Commission discussion. Phil Littell asked if the Commission was required to follow the Ordinance. Attorney Chadd explained the five statutory requirements as well as the eight

