

The Madison County Plan Commission met on the above date at 9:00 A.M. with Wesley Likens, Acting as President, presiding.

Members Present: Wesley Likens, Phil Isom, Mark Gary, Pat Manship, Bill Maxwell, John Simmermon, Steffanie Owens, and John Orick.

Members Absent: Larry Crenshaw

Also Present: Ken Ellis, Planning Director, and Elizabeth Bruns, Board Secretary

Current Business

1. Roll call taken with one member, Larry Crenshaw, being absent.
2. The minutes of the November 9, 2010 meeting were distributed to each member prior to the meeting. Member Likens made a motion to approve the minutes. Member Gary seconded the motion. The vote was unanimous in favor of the motion.
3. The minutes of the December 14, 2010 meeting were distributed to each member prior to the meeting. Member Gary made a motion to approve the minutes. Member Orick seconded the motion. The vote was unanimous in favor of the motion.

New Business

Mr. Shine said prior to the election of officers, I would like to re-introduce Ken Ellis, our new Planning Director. I would also report that the Madison County Commissioner's at their organizational meeting reappointed Phil Isom and John Simmermon as members for a four year term commencing January 1, 2011.

Mr. Shine stated as you know Bill Maxwell has been our acting Planning Director, and we requested that he review all of the dates of appointments of the members of the Planning Commission, and the Board of Zoning Appeals. Bill spent a consumable amount of time on this and he went back on some as far as January 1963, and going thru those appointments there were 2 errors found. This change will result in the following corrections. Bill Maxwell's term will end in December 2011 and not 2012 as indicated, and that Wes Likens term would end on December 31, 2012, rather than 2013.

Member Owens made a motion to modify the 2 expiration dates. Member Orick seconded the motion. Vote was unanimous in favor of the motion.

Member Simmermon thanked Mr. Maxwell for all of the extra time that he has spent being up at the office.

Member Simmermon made a motion to elect Wes Likens as President of the Planning Commission. Member Manship seconded the motion. Vote was unanimous in favor of the motion. Member Likens elected as President of the Planning Commission.

Member Maxwell nominated John Simmermon for Vice President. Member Isom seconded the motion. Member Simmermon denied the motion to be nominated as Vice President.

Member Simmermon made a motion to nominate Member Gary as Vice President. Member Orick seconded the motion.

Member Maxwell made a motion to close nominations. Member Simmermon seconded the motion.

Vote was taken on the motion, and was unanimous in favor of the motion. Member Gary is elected Vice President of the Planning Commission.

Member Maxwell nominated Elizabeth Bruns to continue being Secretary of the Board. Member Isom seconded the motion. Vote was unanimous in favor of the motion. Elizabeth Bruns elected as Secretary of the Planning Commission.

Member Maxwell nominated Gerald Shine to continue as Attorney for this Board. Member Orick seconded the motion. Vote was unanimous in favor of the motion. Gerald Shine remains as Attorney of the Planning Commission.

Member Owens nominated Ken Ellis as Planning Director. Member Gary seconded the motion. Vote was unanimous. Mr. Ellis elected Planning Director.

Mr. Shine stated, this concludes our election, and would again like to thank Bill Maxwell for the extra mile that he took in being the Interim Director. He did a lot of good work while he was up there and we are anticipating the same thing from Ken, just to keep the ball rolling and so far it's showing that it's going to happen.

Mr. Ken Ellis stated he would like to give the Board a recap on last week and where he is headed; also I would like to leave with you some current statistics. As you know the new census has been completed, so we should be getting some good raw data within the next three months. Every year economists from throughout the state try to do projections based on the previous ten years and I thought I would show you what they are talking about as far as Madison County and Anderson. Mr. Ellis stated that we need to be more innovative and creative than the other Counties around us to attract the jobs and that's really what it comes down to is the population is leaving and a major employer like General Motors, that impact will be felt for decades. I have noticed that we have some out of date code, and what I mean by that is the Ordinance changes that have passed have not been updated in our book, so you will be getting updated books at some point.

There are some areas of the development plan that are on the map that have already caused me some concern, and that deals with the corridor overlay and some of the restrictions. It seems to give the county a one size fits all situation, and I'm already faced with a Developer that wants to tear down and rebuild a McDonalds and from what we've seen so far there are a lot of areas that go against the Corridor Plan. You have a McDonalds that should be annexed by Elwood that is in our jurisdiction so we are going to have to deal with that situation. I feel that it is my job to do my best to protect the plan depending upon the degree of damage that has already been done to the plan. Member Manship stated that when the Plan was adopted it was adopted with us going to make changes. We have not made any drastic changes as of yet. Mr. Ellis said, so basically the changes are being made through the Board of Zoning Appeals. Member Manship said, yes that is the way it has been

handled instead of changing our policy. Mr. Ellis said, so you have 5 people that are basically running your plan through the Board of Zoning Appeals and that is not a good thing.

I think one of the first areas that I want to focus on is the corridor overlay. I have the staff focused on is just looking at the actual text in the code itself so I can be reassured that I have good code, unsafe good, zoning code and that is coming along pretty good.

Discussion held between the Planning Director, and the Board Members on the thoughts and concerns of Wind Farms.

Mr. Ellis stated that he would like for the members of the Board to get on the Indiana Planning website and download the training manual and get familiar with it. Purdue puts on a couple of good seminars, one of them is law. If I can get enough people in a room they would come.

I'm going to be proposing a rule change that talks about spending time deliberating, and actually creating a set of written findings that ultimately get adopted.

I would like to have a time set aside, even if it is after the meeting to talk with Planning Commission members about the plan or about problems. Don't hesitate to come in and set down and talk with me. If there have been situations in the past that you just don't want to see again you have got to let me know. I want to be here for awhile. The documents that I am talking about are my tools and I take that very seriously, just for the fact that it makes my staffs and my job a lot easier when I've got good tools that aren't defective.

I would like to see us be upbeat regarding where this County stands and where we are headed.

Discussion held regarding the proposed 2011 MCPC Calendar. There is possibly a conflict with the November 9th meeting and the room already being reserved. Member Owens made a motion to amend the November meeting date to Monday, November 7th. Vote was unanimous in favor of the motion.

Member Maxwell made a motion to approve the 2011 calendar as modified. Member Isom seconded the motion. Vote was unanimous in favor of the motion.

President Likens made a motion to adjourn, seconded by Member Simmermon.

ADJOURNMENT: 9:58:05

Wesley Likens, President

Elizabeth Bruns, Board Secretary