

The Madison County Plan Commission on the above date at 9:30 A.M. with Bill Maxwell, President, presiding.

Members Present: Bill Maxwell, Paul Wilson, John Randall, Jr., Gary Gustin, Brad Newman, John Orick, Mark Gary, John Simmermon and Wesley Likens.

Members Absent: None.

Also Present: Gerald Shine, Jr., Attorney, Judy King, Plan Reviewer and Beverly Guignet, Secretary.

Current Business

1. Roll call was taken and all members were present.
2. The minutes of the preceding meeting were distributed to each member prior to the meeting. Member Randall made a motion to approve the minutes. Member Newman seconded the motion. The vote was unanimous in favor of the motion.

New Business

1. Petition #565 of Peter K. Bronnenberg Revoc. Trust, landowner, and Keith J. Bronnenberg, petitioner. Applicant is seeking a waiver for Lot Width of proposed Lot 1. The property is zoned “AG” and is located on the north side of County Road 600 South, between County Road 200E and County Road 300E in Adams Township, containing 12.5 acres, with the physical address being 2574 East 600 South.

Mr. Shine said, we have Petitions 565, 566 and 568. If the board likes, these can be consolidated together for this hearing today if the board so desires as they are related.

They are seeking a wavier for a lot width on proposed lot 1. The lot is currently zoned agricultural. There is also a waiver for lot 2 and also a waiver for lot width to depth ratio on proposed lot 2.

We do have the staff recommendations that were presented by Mr. Hershman and those were in your packets and are as follows:

Petition #565 Site Inspection:

A mix of houses and fields characterize the surrounding area. The site is a house, several outbuildings and a field.

Background Information:

The waiver is for proposed lot 1, which has an existing house on it. The minimum lot width is 200 feet as per the Ordinance. The applicant is seeking waivers for maximum lot depth and minimum lot width for proposed lot 2. This is the first step in the process. If the request were approved, the applicant would then proceed with an administrative plat.

Petition #566 Site Inspection:

A mix of houses and fields characterize the surrounding area. The site is a house, several outbuildings and a field.

Background Information:

The waiver is for proposed lot 2, which is vacant. The minimum lot width is 200 feet as per the Ordinance. The applicant is seeking a waiver for maximum lot depth for this same lot. This is the first step in the process. If the request were approved, the applicant would then proceed with an administrative plat.

Petition #568 Site Inspection:

A mix of houses and fields characterize the surrounding area. The site is a house, several outbuildings and a field.

Background Information:

The waiver is for proposed lot 2, which is vacant. The width-to-depth ratio is 3.5X the lot width as per the Ordinance. The applicant is seeking a waiver of minimum lot width requirement for this same lot. This is the first step in the process. If the request were approved, the applicant would then proceed with an administrative plat.

Patrick Manship from John Manship, Surveying was present representing the landowners.

Mr. Manship said, the Bronnenberg's inherited this ground and want to subdivide it so they can get another building tract. There is an existing house on the two-acre parcel. Before we can file for the Rural Concept Plan we had to go through these waivers. They didn't have 400 foot of frontage, they had 364.5 so they need a waiver on each one.

On lot 1 they are wanting to go down from the 200 feet that is required to 182.24 on the frontage. Lot 2 is the same. They are splitting this in half. There are actually two issues on lot 1. Lot 3 is separate.

The south end of lot 2 is a buildable lot. They will have a challenge if they want to build to the north, as there is a ditch that cuts up --- if you look at the aerial on the north end it has woods on it. And as it is low it would be awful hard to build back there.

Mr. Shine informed the board the staff recommendation is for approval for each of the waivers.

There were no remonstrators present.

Member Newman said, I make a motion to approve Petition #565 based on the Findings of Fact and staff recommendation. It would not be detrimental to public safety, health and welfare. And it would not be injurious to the development of the property. With conditions that are unique to this specific property, which would not affect other properties. All of this is pursuant to the Findings of Fact.

Member Wilson seconded the motion.

The vote was unanimous in favor of the motion.

Petition #565 of Peter K. Bronnenberg Revoc. Trust, landowner, and Keith J. Bronnenberg, petitioner for a waiver for Lot Width of proposed Lot 1 was approved.

2. Petition #566 of Peter K. Bronnenberg Revoc. Trust, landowner, and Keith J. Bronnenberg, petitioner. Applicant is seeking a waiver for Lot Width of proposed Lot 2. The property is zoned “AG” and is located on the north side of County Road 600 South, between County Road 200E and County Road 300E in Adams Township, containing 12.5 acres, with the physical address being 2574 East 600 South.

Patrick Manship from John Manship, Surveying was present representing the landowners.

There were no remonstrators present.

Member Wilson said, I make a motion to approve Petition #566 as recommended by the staff and Findings of Fact.

Member Newman seconded the motion.

The vote was unanimous in favor of the motion. **Petition #566 of Peter K. Bronnenberg Revoc. Trust, landowner, and Keith J. Bronnenberg, petitioner for a waiver for Lot Width of proposed Lot 2 was approved.**

3. Petition #568 of Peter K. Bronnenberg Revoc. Trust, landowner, and Keith J. Bronnenberg, petitioner. Applicant is seeking a waiver for Lot Width to Depth Ratio on proposed Lot 2. The property is zoned “AG” and is located on the north side of County Road 600 South, between County Road 200E and County Road 300E in Adams Township, containing 12.5 acres, with the physical address being 2574 East 600 South.

Patrick Manship from John Manship, Surveying was present representing the landowners.

There were no remonstrators present.

Member Newman said, I make a motion to approve Petition #568 based on the staff recommendations and Findings of Facts.

The vote was unanimous in favor of the motion. **Petition #568 of Peter K. Bronnenberg Revoc. Trust, landowner, and Keith J. Bronnenberg, petitioner for a waiver for Lot Width to Depth Ratio on proposed Lot 2 was approved.**

4. Miscellaneous:

Mr. Shine said, we have not approved our calendar for the 2008 hearing dates. There is no change from our past practice of having them at 9 A.M. on the second Tuesday of each month. There are a couple of Holidays that are made by the county and those adjustments have been made.

Member Wilson made a motion, seconded by Member Newman to approve the calendar for 2008 as presented. The vote was unanimous in favor of the motion.

Greg Valentine, 5297 S 800W.

Mr. Valentine said, the motor cross on 750W, I was told last month that you would look in to it and I wanted to let you know that it has stopped. I don't know if you stopped it or if it was the weather. But it has slowed down and we appreciate that and wanted to let you know. The property belongs to a Joe Shetterly. They have moved quite a bit of dirt.

Crist Blassaras was present.

Mr. Blassaras said, I work at the Madison County Water and Soil Conservation District. I am their Watershed Coordinator. I am one of two Rule 5 Inspectors for the City of Anderson as well as Madison County and all the municipalities in Madison County with the exception of Ingalls.

It is a Federal Mandate through the Environmental Protection Agency that if more than one acre of soil is disturbed a Rule 5 Erosion and Sediment Control Plan has to be filed with the Soil and Water Office and the we go out make the inspections.

My question is, if he has disturbed more that one acre then he needs to have a plan in place and we need to go out and inspect that to make sure that he is keeping his sand and sediment on his property and it's not going on to the neighboring properties.

I don't know how to go about it but there seems to be some type of cooperation either between the Soil and Water Office and the Plan Commission office to make sure some of these sites don't fall through the cracks.

Mr. Shine said, as you all know, you appointed a committee to inquire in to the finding of a new Planning Director. Your committee has had several meetings and has done several interviews. And based upon those interviews we have come before you today to make a recommendation to you for a new Planning Director effective January 1st of 2008.

Our committee consisted of four members selected by the board and also available was Bill Hobbs. Mr. Hobbs was a former Planning Commission member but is now part of our Board of Zoning Appeals. Mr. Hobbs did volunteer and we all appreciated his assistance in the process.

We are recommending to you today a gentleman by the name of Cory Wilson. Mr. Wilson has had previous planning experience with both the City of Indianapolis and the Town of Cumberland. He comes highly recommended by others and by your committee.

We have discussed with Mr. Wilson a graduated pay schedule and I don't know if Mr. Wilson is aware of this but this is a public position and so we have extended to him, subject to the boards approval, that his starting salary pay will be billed at a rate of 53,500 dollars. This would be reviewed at the end of six months. He will be placed on probation for six months. That has been our standard policy that we have had with all our planning directors. He would be interviewed and then at the end of the six months he needs to come back to your Steering Committee and/or another committee that you may want to give any recommendations so that he may have for what he has observed for the (not audible) six months. It's not required that he wait six months -- that's one time that we do want to discuss those things with you.

At the end of that six-month period should he desire to continue and should we desire to continue his employment he would have an increase in his salary to the amount of 55,000 dollars. At the current time he is not A.I.C.P. He is not certified.

Of the various individuals we did interview we had some excellent turn out this time. We had some very good choices. He is not certified and he had indicated that it is his desire to become certified within the next year. It will take approximately one year to obtain this certification. We have agreed and suggested to him that once he obtains his certification he will receive a 5,000-dollar pay increase. That will have to be after the first six months.

He will be entitled to a two-week vacation the first year. We have gone over the parking situation and also vehicles with him.

We are very pleased with our discussions that we've had with Cory and at this point in time I would like to introduce him to you.

Cory Wilson said, I really appreciate this opportunity. I was born and raised here in Anderson so I am very familiar with the area. I do currently live on the northeast side of Indianapolis. I am very close to Castleton so it's not very far to be here.

The committee and I have discussed immediately getting the 765 area code cell phone so I will be available to you folks and the county commissioners and anybody else who would need to get in touch with me.

I am very excited about coming back to Anderson and Madison County. I have a lot of ideas (not audible) this is where I determined I wanted to be a Planner so to speak. I am looking forward to this challenge. It will be a good time I think for all of us.

Member Wilson said, I need some clarification about the certifications. What does that mean?

Mr. Wilson said, there is a certification, A.I.C.P. which is basically the Association of Certified Planners. I am a member of the American Planners Association as well as the Indiana Planners Association. I have just never taken the A.I.C.P. test. I have attended a handful of the National Conferences and I had the last conference in Philadelphia. I did attend two sessions on becoming an A.I.C.P. being certified and it is just something that I never got around to doing.

Member Wilson said, and the certification entitles you to do what?

Mr. Shine said, number one is, if he did get the title it would entitle him to a 5,000 dollars pay increase. That is the designation among Planners that one does have the proper or the essential educational background to be a Planner. In your requirements, which you as a Planning Board requested us to look at, they either had to be an A.I.C.P. certified and/or have certain types of requirements. And based up on those requirements we are presenting to you today Mr. Wilson. He does not have his certification but he will take that within one year. He does meet all the other requirements that we've set in our specifications as a Planning Director.

Member Wilson asked, can you do building inspections?

Mr. Wilson replied, yes. I am not 100% certified in all aspects of building inspections however, in the Town of Cumberland I am in charge of the Building Inspector/Building Commissioner at this point. I have stepped in and I have done some building inspections ---

Member Wilson said, so within a year you will be able to do building inspections?

Mr. Wilson said, A.I.C.P. does not do building inspections. It is --- now if the Planning Commission would like for me to have any education, any certifications where I am sufficient in the building inspection category I would be more than happy to do so. I am very familiar with CAPO, Indiana Codes and again I can go out and make sure fire caulking is in place and make sure wiring and every thing is located where it's supposed to be. I just don't have the certifications to do so.

Mr. Shine said, the county does have one building inspector and Mr. Wilson could go out in an emergency if Rick is on vacation or if Rick is unable to do the inspection Mr. Wilson could do it for a certain reason.

Member Wilson asked, so the additional education needed to get that certification and to be official is what?

Mr. Shine replied, the State has certain requirements and certain educational policies, which are courses, which you have to go through. You don't become an inspector over night. There are specific courses that you have to take.

Member Wilson asked, do you intend to move here?

Mr. Wilson replied, actually at this point we did just buy a house and however during my prohibition area period if it's something the Planning Commission wishes for me to do. I am in Anderson as I have a grandmother that I take care of so I am here often as well as my family lives here. If that is something the Planning Commission chooses certainly. Obviously after six months if that is something that shows that I am not available to you folks or I am not making myself available ---

Member Wilson asked, are you making a commitment today to move here?

Mr. Wilson replied, no, I am not making a commitment today to move to Madison County. However, again after six months or any time during that period if it is suggested that I do so --- I think the Planning Commission is going to be very pleased with how available I will be in this community.

Planning has been something that I have always done. And I have a degree in geography, I have an Urban Planning Certification through Indiana University and Indianapolis and I worked for the City of Indianapolis. I began issuing building permits so that's how I learned building codes. I spent a year doing that before I was promoted to Junior Planner position of the City of Indianapolis. Then going on to Senior Planner just eight months from that.

The Town of Cumberland never had a planning or development department, they never had a Planner. I was the first person to do that there. I have been there three and a half years. It also includes, building inspections and issuing building permits. I have worked with the Rule 5 and feel very confident in my knowledge.

Member Wilson said, I raise this question because in this county we are kind of, sort of in the middle when it comes to planning. It's not a large urban department where we have every day planning that's going on. It's a little bit of everything here. We have invested all our building inspections on one individual and if he wakes up in the morning and goes to the hospital the question I have is, what are we going to do here?

If you are reaching out for additional education for your certification in planning I wonder from the practical point of view to this county, would it not be wise to get a certification in building inspections so we have certified building inspections instead of just somebody that's not licensed.

Mr. Wilson said, certainly as the planning commission I would be more than happy --- I would have no problem learning anything that I can. Right now I can do footer inspections and see that the framing is done properly. When it comes to wiring and those kinds of things I want the building inspector that I have now, I will make sure the person that does that is certified.

Mr. Shine informed the board this was discussed at the subcommittee meeting for the interviews.

Member Wilson said, I want to ask one more question in reference to the business of moving here. I realize there is no requirement for you moving here. Do you have a desire to move here to this county since you are going to be working in this county?

Mr. Wilson said, it is not something that I am opposed to at all. I could see myself, yes. As I stated I am from here. Born and raised here. All my family is here. We just moved to the northeast side of Indy so I would be closer to home. So I am getting closer and closer to home. I could do so and I would. I am on a six-month probation period and when that time is up I will make my decision as to moving.

Member Randall said, I move that the board accept Cory Wilson as the new Director of Planning effective as of January 1, 2008 and with the conditions that have been discussed.

Member Orick seconded the motion.

The vote was unanimous in favor of the motion. Effective as of January 1, 2008 Cory Wilson is the Planning Director for the Madison County Planning Commission.

Mr. Wilson told the board thank you and that he is looking forward to working with the people of Madison County.

Member Wilson said, I would like to say I appreciate the work that the committee has done. It is obvious that you spent a lot of time going through this and doing the work and that's additional time above and beyond the requirements of this. But it is also very important to the county. Thanks for your work.

Member Orick made a motion, seconded by Member Wilson to adjourn.
The vote was unanimous in favor of the motion.

Adjournment: 9:50:41 A.M.

Bill Maxwell, President

Beverly Guignet, Secretary