

**HENRY COUNTY PLANNING COMMISSION
1201 RACE STREET, SUITE 214
NEW CASTLE, INDIANA 47362**

*Darrin Jacobs
Zoning Administrator*

*Phone 765-529-7408
Fax 765-521-7072*

The Henry County Planning Commission held a Regular Meeting in the Old Circuit Courtroom of the Henry County Courthouse, 101 S. Main Street, New Castle, IN 47362 on Thursday, March 15th 2018.

The meeting was called to order at 5:00 pm by President Steve Rust.

Roll was called. Board members present were: Dale Cole, Olene Veach, Daniel Roach, Steve Rust, Larry Brayton, Rachel Clark, Ed Yanos and Robin Fleming. Justin Curley was absent. Also present was Darrin Jacobs, Zoning Administrator and Sean Row, Attorney.

Previous Minutes

The Board read and approved the February 18th minutes with a vote 8-0. The motion to approve was made by Dale Cole and seconded by Larry Brayton.

Case B: 2220

A request to rezone approximately 143 acres from Rural Residential (RR) to Light Industrial (I1). The property is owned by Hissaydar Investments LLC and is located on Parcel #007-84331-00, on E Co Rd 300 S and in Henry Township.

President Steve Rust asked if anyone was present to represent the applicant. Lori Pritchett and Katina Dishman representing Hissaydar Investments LLC stepped to the podium to address the Commission.

Mrs. Pritchett stated that the property was owned by three local families and that the purpose for their request was to make the property more attractive to potential developers or companies looking to locate in our area. Mrs. Pritchett stated that there was no project in the works and that they had not been contacted by any companies or developers looking to purchase the land. Mrs. Pritchett stated that their request was simply their way of giving Henry County the opportunity to attract more business and more jobs and that she hoped the Planning Commission would approve the request.

Steve Rust asked if anyone wished to speak in support. Corey Murphy, President of the New Castle/Henry County Economic Development Corporation stated that the rezone was essential for business attraction. Mr. Murphy stated Light Industrial fit in with other businesses located near the industrial park and along 300 South. Mr. Murphy also stated that he has nothing of this size that he can submit if there is a potential project looking at Henry County. Mr. Murphy stated that the land is locally owned and reiterated that there

was not currently a potential buyer or project and that the request or site was in no way associated with industrial wind development.

Mayor Greg York stated that the City's long term plan was to run both city water and sewer east on 300 and south on 103 and meeting at the corner of this parcel. The Mayor stated that the city's goal is to supply city water and sewer to this site and the areas around it.

Larry Brayton asked about drainage concerns in this area.

Keith Pritchett, one of the partners in Hissaydar Investments LLC approached the podium. Mr. Pritchett stated that the word Hissaydar meant "partner" and was to represent the partnership between himself, Trent Dishman, and Suman Kalia. Mr. Pritchett stated that before any commercial structure was built on this site, the developer would have to seek approval from the Henry County Drainage Board and meet all county storm water requirements.

Steve Rust asked if anyone wanted to speak in opposition. The following individuals spoke in opposition to the rezone: Jack Mccrobie, Bryan Morton, Mark Cherry, Duane Farley, Jerry Bunch, Janet Lundy, Dennis Davis, James Haynes, Patsy Conyers, Tom Norris, and Ed Tarantino. These individuals collectively expressed concerns about drainage, property values, traffic, noise and light pollution, and general concern about the uncertainty of what would locate on this parcel if it is rezoned.

Steve Rust asked if there were any government entities that wished to speak. There were none.

Steve Rust asked if the petitioner had any additional comments. Keith Pritchett stated that they were trying to fix current drainage issues and that if there were development on this site in the future it would most likely help the drainage. Mr. Pritchett stated that they had owned the property for over 2 years and have not been approached by anyone wishing to use the property for residential use. Mr. Pritchett also stated that they plan continue to farm the land until it is sold.

Dale Cole moved to recommend the zoning change to the County Commissioners, Rachel Clark seconded. Motion Passed 7-1

Dale Cole moved to adjourn the meeting. Robin Clark seconded and the motion carried 8-0.

President

Secretary