

**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, June 21<sup>st</sup> 2018.

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

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

**Previous Minutes**

The Board read and approved the May 17<sup>th</sup> minutes with a vote 8-0. The motion to approve was made by Dale Cole and seconded by Rachel Clark.

**Case B: 2222**

A proposal from the Town of Spiceland to establish a Corridor Overlay District along State Road 3.

President Steve Rust asked if anyone wished to speak in support.

Tom Norris asked for clarification about what an overlay district is.

The Zoning Administrator Darrin Jacobs informed Mr. Norris that the specifics of a Corridor Overlay District are enumerated in Section 16 of the Henry Count Development Code, but the general purpose of the district is to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within the Corridor Overlay District. The Zoning Administrator further stated that the Corridor Overlay District will be wholly within the boundaries of the Town of Spiceland.

President Steve Rust asked if anyone wanted to speak in opposition.

David Fisher stated that he still didn't understand what the Corridor Overlay District was, and if it had to do with annexation or roads.

The Zoning Administrator Darrin Jacobs informed Mr. Fisher that it didn't have anything to do with annexation or roads and was simple a zoning designation that placed additional restriction on the approval of the architectural design, landscaping, drainage, sewage, parking, signage, lighting and access within the district. The Zoning Administrator further stated that this zoning change was initiated and passed by the Spiceland Town Council and that the public hearing was a state code requirement, regardless of the Planning Commission's recommendation the final decision will be made by the Spiceland Town Council.

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

Dale Cole moved to recommend the final approval of the Spiceland Corridor Overlay District to the Spiceland Town Council and designate the Town Council as the final approval agent on all development inside the Spiceland Corridor Overlay District

Ed Yanos seconded.

Motion passed 8-0

#### **Case B: 2221**

John and Lisa James of 8127 S Spiceland Rd., Spiceland, IN 47385, requesting a Commission Approved Use (CAU) for Recreational Development on parcels zoned (A1) Agricultural.

President Steve Rust asked if the applicant was prepared to present their case, John and Lisa James came forward to address the Commission.

Mrs. James stated that their intention was to find a way to maintain and use the family's dairy barn which was built in the 1940's. They plan to use the barn and the surrounding property as an outdoor an indoor events venue for weddings, reunions, and similar gatherings. Also for rural and agri-tourism related events, such as barn and farm tours, farmers markets, craft and makers fairs, and bazars. They would like to use the property to highlight farming and could possible set up attractions like corn mazes or pumpkin patches. Mrs. James stated that they are far from any neighbors, but have easy access from their property to State Road 3, US 40 and I-70. They plan to use their existing driveway but have room to add an additional one if needed. They plan to use portable restrooms to begin with, but if they decide they want permanent facilities they know they will have to work with the State and County Health Department for approval. They hope that their venture will bring people to Henry County and they hope to help educate people about the workings and importance of family farms. Mrs. James stated that they are aware that they will still need approval from the State to use the barn as a venue, but they would like to be granted approval by the Planning Commission to use the property for recreational purposes and the barn as well once it receives State approval.

President Steve Rust asked if anyone wanted to speak in support.

Susan Kubak stated that Henry County needs agri-tourism not wind turbines.

Dennis Stevens asked that the Commission approve the request. Mr. Stevens stated that the James Farm will be an asset to the community and a place for people to make lasting memories.

President Steve Rust asked if anyone wanted to speak in opposition.

Patsy Conyers is opposed to the development due to septic system concerns.

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

President Steve Rust asked for the applicant to come forward again and asked if the Board had any questions for John or Lisa James.

Zoning Administrator Darrin Jacobs stated that the applicant has been approved to use portable bathrooms by the Health Department and that any changes to the septic system would need to also be approved by the Health Department.

Steve Rust asked if approved what would be their next step. Mrs. James stated they would contact a consultant and begin the process to get the barn approved by the State.

Dale Cole asked about how many could occupy the barn and where the parking would be.

Mrs. James stated that the State would determine the occupancy of the barn, but they don't think they would want more than 130 people in it. Mrs. James also stated that the parking would be on a dedicated grass strip west of the barn.

There were no other questions

Board Member	Question 1	Question 2	Question 3
Ed Yanos	YES	YES	YES
Dale Cole	YES	YES	YES
Rachel Clark	YES	YES	YES
Dan Roach	YES	YES	YES
Steve Rust	YES	YES	YES
Olene Veach	YES	YES	YES
Justin Curley	YES	YES	YES
Larry Brayton	YES	YES	YES

The request was APPROVED.

## **New Business**

The Zoning Administrator presented the Commission with some proposed changes to the Rules of Procedure and informed the Commission that the proposed changes were initiated due to concerns raised by the County Attorney. The Zoning Administrator stated that the Commission members were to review the proposed changes and they could discuss and possibly take action on them at the next meeting.

Dale Cole moved to adjourn the meeting. Justin Curley seconded and the motion carried 8-0.

---

President

---

Secretary