

**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, January 19, 2017.

The meeting was called to order at 6:30 pm by President Steve Rust.

Roll was called. Board members present were: Dale Cole, Randy Jones, Daniel Roach, Steve Rust, Olene Veach, Ed Yanos, and Justin Curley. Also Present were Darrin Jacobs, Zoning Administrator, Katie Langer, Planning Commission Staff, and Sean Row, Attorney. Joe Manis and Steve Dugger were absent.

**Officer Election**

The board held elections for the 2017 calendar year.

Dale Cole nominated Steve Rust for President. Olene Veach seconded the nomination. The nomination passed 7-0.

Dale Cole nominated Randy Jones for Vice President. Steve Rust Seconded the nomination. The nomination passed 7-0.

Steve Rust nominated Justin Curley for Secretary. Dale Cole seconded the nomination. The nomination passed 7-0.

**Previous Minutes**

The Board read and approved the December 15, 2016 minutes with a vote 7-0. The motion to approve was made by Dale Cole and seconded by Ed Yanos.

**Approval for Rules of Procedure for 2017**

Randy Jones moved to have President Steve Rust, Vice President Randy Jones, Secretary Justin Curley and a 4<sup>th</sup> member, Olene Veach to review the Rules of Procedure and report back to the full board with recommendation. Olene Veach seconded. All in favor 7-0

Randy Jones moved to approve the Rules of Procedure as presented for 2017 until the Review Committee brings back their recommendations to the Planning Commission. Olene Veach seconded. All in favor 7-0.

### **Approval for Fee Schedule for 2017**

Planning Commission members received a copy of the proposed changes suggested by the Zoning Administrator at the December Planning Commission meeting. Zoning Administrator, Darrin Jacobs read aloud and gave explanation for proposed changes. Proposed changes included lowering the current hearing and ILP fees associated with solar panel installations, establishing fee for Floodplain permit, and establishing a 2 year renewable communication tower permit and fee associated with it.

After discussion among the board, Dale Cole moved to approve the proposed fee schedule for 2017. Randy Jones Seconded. All in favor 7-0.

### **Case B: 2207**

Micronutrients USA LLC, represented by Barnes & Thornburg LLP, 11 South Meridian St., Indianapolis, IN 46204. Micronutrients USA LLC is requesting a Commission Approved Use to construct and operate a facility which will manufacture nutrients for the animal feed industry. The property is owned by the Henry County Redevelopment Commission, 100 S Main St Suite 203, New Castle, IN 47362. The property parcel number is: #004-00223-00 and is near 125 E Co Rd 400 S in Franklin Township.

President Steve Rust read the request and called a representative for the case. Attorney Joseph D. Calderon of Barnes & Thornburg stepped to the podium.

Mr. Calderon stated his client is expanding their company and cannot continue to expand in Indianapolis and believes that Henry County will be a good fit for his client. Mr. Calderon stated that Micronutrients will be in compliance with the overlay district. Mr. Calderon asked for Micronutrients Vice President Theodore Moore to come to the podium to discuss the product and processes.

Mr. Moore started by stating their company began in 1994 in Indianapolis. Mr. Moore explained their products improve animal productivity and health while minimizing environmental impact. Mr. Moore stated that given the success of their copper nutrient in the U.S., Micronutrients is expanding globally, while developing hydroxy trace mineral nutrient forms of zinc and manganese to complement the original copper product. Mr. Moore also stated that Micronutrients started with 95 possible expansion sites and have worked down to 2 sites, with Henry County being their first choice because of how close it is to their Indianapolis site, how well the county has been working with them, and the close proximity to I-70.

Dale Cole asked how many employees the company plans to hire and what the expected wage range will be. Mr. Moore stated that they will start with 50 Employees and hope to expand to 70-80 employees. Mr. Moore also stated the average wage would be around \$22.00 an hour not including benefits.

A representative from Micronutrients went through the process with the board and stated there would be no emissions, with the exception of hot air and steam. The gentleman also stated they did not need emission permits and there would be no dust released from their facility because of their wet and dry scrubbers.

President Steve Rust asked for any comments in support.

Corey Murphy spoke on behalf of the EDC and the RDC asking the board to grant approval, adding that Micronutrients would be a nice fit for the industrial park.

New Castle Mayor Greg York spoke in support stating Micronutrients would be vital to our community and a boost to the city. Mayor York also stated that it was a huge compliment to be picked 1 out of 95 locations.

Shannon Thom on behalf of REMC recommended approval and stating it was a good investment for the industrial park.

Tom Norris asked where the raw materials would come from, which was addressed when the applicant approached the podium at the end of the public comment section.

President Steve Rust asked for any Comments in opposition. There were none.

President Steve Rust asked for any Comments from the Government.  
Corey Murphy informed the board that Boars Head and Micronutrients had a meeting and that Boars Head has given written confirmation that they have no concerns.

Steve Rust called Mr. Moore to return to the podium to answer Mr. Norris's question. Mr. Moore stated that they chose Henry County because of the access to I-70 and that the raw materials would be shipped in from all over the country.

Steve Rust thanked Micronutrients and Mayor Greg York.

The vote on the Findings of Fact was as follows:

Board Member	Question 1	Question 2	Question 3
Dale Cole	YES	YES	YES
Randy Jones	YES	YES	YES
Dan Roach	YES	YES	YES
Steve Rust	YES	YES	YES
Olene Veach	YES	YES	YES
Ed Yanos	YES	YES	YES
Justin Curley	YES	YES	YES

The Commission Approved Use request was APPROVED.

**Unfinished Business**

Randy Jones asked President Steve Rust if a hearing was set for the amendment to the WECS ordinance. Steve Rust opened the floor for discussion among board members on how they wish to proceed. There was a discussion among members and Attorney Sean Row about the process and time frame for the hearing.

Dale Cole suggested setting the hearing for March 16, 2017. Steve Rust asked if the board had any objections to having the hearing on March 16, 2017. There were no objections. President Steve Rust set the hearing for March 16, 2017 strictly for the proposal of a public hearing on the proposed amendment and that no other cases would be heard at this meeting.

**New Business**

Darrin Jacobs informed the Board of Joe Manis’s resignation. Dale Cole moved to accept Mr. Manis’s resignation. Randy Jones seconded, all in favor 7-0  
Darrin Jacobs will inform the commissioners of the vacancy and the need for the commissioners to make an appointment.  
Darrin Jacobs also informed the board that the Planning Commission Office will be closed February 9<sup>th</sup> for a DNR work-shop and invited any members of the board to participate.  
Mr. Jacobs also gave report on the Comprehensive Plan.

Dale Cole moved to adjourn the meeting. President Steve Rust seconded and the motion carried 7-0.

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President

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Secretary