

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

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The Henry County Planning Commission held a regular monthly meeting in person at 5:00 pm on Thursday, April 20<sup>th</sup> 2023.

The meeting was called to order at 5:00 pm.

Roll was called by Kenon Gray. Board members present were: Dale Cole, Bobbi Plummer, Lori Pritchett, Kenon Gray, Jason Roberts, Terry Matney, and Jake Martin Jr. Also present was Zoning Administrator Tom Green, attorney Sean Row, and Planning Commission data clerk America Nevitt.

### **Minutes from Previous Meeting**

The Board read and approved the February 16th meeting minutes. Dale Cole made a motion to accept the minutes, Bobbie Plummer seconded the motion. The meeting minutes were approved 7-0.

### **New business:**

**Case B:2265-** Fox Valley Cabins- Justin Helman made a presentation for new business- Fox Valley Cabins, for property near Summit Lake, owned by Crystal Tapley. This project plan is to build 2 small tourist cabins . This property is close to Summit Lake and would allow for tourist lodging. Justin Helman stated that upon research, he found that Summit Lake is the #1 tourist attraction in Henry County. Mr. Helman stated that the septic has been approved by the Health Department and that they will use the existing well on the property. Kenon asked if any opposition has been received? Both Justin Helman and Tom Green stated no opposition has been received.

Kenon Gray asked if the property would need to be rezoned. Tom Green stated that they could rezone it, however the current zoning (RR) allows for this type of venture.

Jake Martin asked if there was a plan to extend, as this is a good business idea. Justin Helman stated that they have explored the idea of expansion, however, they want to get started first and see how business goes before pursuing expansion.

Bobbie Plummer asked if there is an existing driveway? Yes.

Kenon Gray stated that this project is well within the county's comprehensive plan.

Neighbor, Allyce Raw, spoke in favor of the project.

A vote was taken: this CAU was approved 7-0.

Cory Murphy, president of Henry County Economic Development presented a TIF proposal for the new residential areas in Henry County. He provided data from other TIF

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projects within the state of Indiana. This would be an incentive for upcoming residential projects within the county. After discussion on the issue, Dale Cole made a motion to approve this proposal for the residential TIF and Bobbie Plummer seconded the motion. The planning commission voted on the proposal. The proposal passed 5-1. Jason Roberts voted opposed, and Jake Martin Jr abstained from voting.

Zoning administrator Tom Green proposed an amendment to the current county swimming pool code. Tom asked that the Planning Commission change the current pool code to match the current state swimming pool code. This would allow a safety cover for an inground swimming pool, and not require a fence and safety cover. This is only in regard to inground swimming pools. Terry Matney made a motion to approve this change. Jason Roberts seconded the motion. The code change was approved 7-0.

Zoning administrator Tom Green proposed an amendment to current home size code for residential zoning. The current code for any residential zoning is 1200 sq ft minimum. The proposal would be to allow for a minimum of 576 sq ft. This is larger than the common standard “tiny home” square footage (between 200-400 sq ft). This would allow for people to build a smaller home at a lower cost as the cost of building rises. Much discussion was had concerning issues and possibilities with this change to code. Jake Martin Jr made a motion to table this discussion till a future time with more information. Jason Roberts seconded the motion. All planning commission members voted to table this item of business.

Zoning administrator Tom Green presented a proposal of a “chicken code” for residential zoning. Currently, any property zoned R1, R2, R3 are not able to have any animals other than household pets. If a property is zoned RR and has 5 acres or more, animals are permitted.

Gary Kinnett who lives in Sulphur Springs appeared to state his opposition to this change. He lives in a subdivision in a residential area on the outside of Sulphur Springs and has concerns with a neighbor who has chickens, which is against code. This change to the code would make it allowable for this neighbor to continue to have chickens.

Sherry Jones also appeared to state her opposition. She is also a resident of this subdivision in Sulphur Springs with the same concerns as Gary Kinnett.

Much discussion was had amongst the Planning Commission. One main concern was that this could create a much larger issue for complaints and keeping people in compliance with the code. After much discussion, Bobbie Plummer made a motion to table this issue. Jason Roberts seconded the motion. 6 members of the planning commission voted to table this discussion; Dale Cole voted no.

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**Old Business: No old business.**

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President

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Secretary