

**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, July 20th 2023.

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

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

Minutes from Previous Meeting

The Board read and approved the June 15th meeting minutes. Dale Cole made a motion to accept the minutes, Marsha Gratner seconded the motion. All present members voted yes to approve the minutes. The meeting minutes were approved 5-0.

New business:

Case B:- Joslin Rezone

Gary Joslin proposed and requested a rezone of his property at 8542 W US HWY 36 from General Business to Rural Residential(what it was in the past) as he is no longer utilizing the business at that property and has moved the business across the street(8665 W US HWY 36). Review of the information provided and presented by Tom Green. Since there is no business in that parcel any longer, and the surrounding properties are zoned RR, he stated that this property should be zoned RR as well. Dale Cole made a motion to approve this rezone, Marsha Gratner seconded the motion. All planning commission members present voted Aye. The rezone was approved 5-0.

Other new business:

Tom Green presented a proposal for rezoning rules for properties that were zoned incorrectly. There is an issue with parcels that have portions of different zoning. This is not in line with our code and should never have been allowed, however, we are finding this more and more within the county. Tom proposed that in these cases, where a parcel has a small portion of incorrect zoning, an administrative decision can be made to change the zoning to match the rest of the parcel. Sean Row stated that this is in line with the county's comprehensive plan. He stated that the zoning administrator should be able to correct these issues with zoning as they are invalid to begin with. You cannot have

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separate zoning in a single parcel. These issues should be able to be fixed without a planning commission hearing. Bobbi Plummer made a motion to allow the zoning administrator to fix zoning for portions of parcels that are not in accordance with our code. Marsha Gratner seconded the motion. All planning commission members present voted Aye. The motion passed 5-0.

Old Business:

No old business

Dale Cole made a motion to adjourn the meeting. The meeting adjourned at 5:30pm.

The next meeting of the Henry County Planning Commission will take place on Thursday, August 17th at 5pm in the second floor Henry County court room unless there is no business to discuss.

President

Secretary