

MINUTES
REGULAR MEETING OF PLAN COMMISSION

March 2, 2021 immediately following BZA Meeting

Held at the Jefferson County 4-H Community Building, 3767 W SR 256, Madison, IN 47250

MEMBERS PRESENT: WARREN AUXIER, President, DAVID BRAMER, BRITT COPELAND, JENNY BEVERLY, RAY DENNING, DAVID FERGUSON and GENE RIEDEL

VISITORS PRESENT: none

STAFF PRESENT: PAT MAGRATH, Attorney, LYNETTE ANDERSON, Secretary, JOSH CLINE, Building Inspector/Zoning Enforcement Officer

President Warren Auxier called the meeting to order. A quorum was present with Mike Pittman, and Virginia Franks absent. David Ferguson made a motion to approve regular & executive meeting minutes from January 5, 2021. Jenny Beverly seconded the motion. Motion passed unanimously. Britt Copeland made a motion to approve the joint meeting minutes from January 5, 2021. David Ferguson seconded the motion. Motion passed unanimously. There were no communications or any new business.

Current business as follows:

Updates on Violations:

- **Lewis Handlon-** absent due to sickness. Board will ask him to appear at the next meeting. David Bramer made a motion to table this item until the next meeting. Gene Riedel seconded the motion. Motion passed unanimously.

Other business/misc items not on agenda as follows:

- **Comprehensive Plan:** David Bramer told the board a public hearing will be scheduled hopefully by the end of the month.
- **Chad Ford:** Mr. Ford emailed the office another proposal of splitting land. This proposal involves the BZA, not the PC, but Pat Magrath's advice is needed on this proposal. (Lynette Anderson, secretary, has not heard any more from Mr. Ford about the proposal he presented to the board in January.)
- **Solar Farm:** Lynette Anderson, secretary, brought to the board's attention an inquiry of a proposed solar farm. (Summary of BZA meeting: Derek Bus from Avangrid Renewables inquired about solar farms in Jefferson County, IN. They are in the early stages of the project. There is no site control at this time; however, the proposed property

is approximately a 1,500 acre farm in the far NW part of Madison Township. David Ferguson mentioned there are two (2) Bills going to the House for vote for counties that do not have zoning for solar. Currently, Jefferson County does not have zoning for solar energy. If/When this project moves forward, Avangrid will need to submit an application for conditional use under #486-Major Utilities, Stations & Plants under the BZA.)

Warren Auxier mentioned it is possible the two (2) House bills may take this out of our hands, but even if that happens, the Plan Commission will still need to come up with fees, permitting process, etc. Britt Copeland told the board he has some literature on solar that he can share with the board. Gene Riedel asked if our Comprehensive Plan involves solar energy. David Bramer said it does not.

- **Zoning:** Josh Cline, Enforcement Officer, updated the board of progress made with a trailer being moved from property that was in violation. He also mentioned Lewis Handlon's property has a pile of tires that need to be addressed. Warren Auxier and David Bramer had discussion with the board on moving the enforcement of the nuisance and property maintenance under the control/authority of the County Commissioners; the zoning would stay under the Plan Commission. In addition, Warren Auxier said the firm who helped with the Comprehensive Plan one of their recommendations was to move the ordinances over to the appropriate authority/category. David Bramer said he would talk with the other two Commissioners about this. David Bramer also mentioned there is some money in the 2021 Commissioner's budget for clean-up. There is also part time money in the Plan Commission budget to hire someone to help with the nuisance and property maintenance. Warren Auxier talked with the Executive Director of Jennings County and they are in the finishing stages of new ordinances concerning different levels of fines, etc. Once those are passed, they will share their new ordinances with us; this will give us something to work with.
- **Next meeting April 6, 2021, at 5:30 P.M., at the Jefferson County 4-H Community Building, 3767 W SR 256, Madison, IN 47250.**

President Warren Auxier asked if there is anything else that needs to be mentioned or discussed. There was nothing further. David Bramer moved for a motion to adjourn the meeting. David Ferguson seconded the motion. Motion passed unanimously. The meeting was adjourned.

Minutes prepared by: Lynette Anderson
Lynette Anderson, Secretary

APPROVED THIS 6 DAY OF April, 2021.

JEFFERSON COUNTY PLAN COMMISSION
BY: Warren A. Auxier
WARREN A. AUXIER, President