

ADVISORY PLAN COMMISSION
MINUTES
OCTOBER 8, 2015

The meeting of the Daviess County Advisory Plan Commission was held in the Commissioners' Room at the Daviess County Courthouse on October 8, 2015 at 6:00 PM. Board members present were President, Dennis Helms, Mark Cornelius, Michael Taylor, Phil Flint, Kathy Decker, Luis Santiago and Dave Smith. Matthew Hart and Mike Russell were absent. Also present were non-voting members Grant Swartzentruber APC attorney and Gail Doades. A quorum was present.

President Dennis Helms called the meeting to order.

Minutes

Minutes of the September 10, 2015 were approved per a motion by Michael Taylor. Mark Cornelius seconded the motion. Motion passed unanimously.

COMMUNICATIONS AND EXPENDITURES

A budget status report was passed out to the board members and reviewed.

REPORTS OF STAFF AND COMMITTEES

It was reported at the September 10, 2015 APC meeting that Mike Russell would like to resign from the APC board. So far a candidate has not been found to make a firm commitment to replace Mr. Russell on the board.

NEW BUSINESS

A Petition for Change of Zoning has been filed by Roubideau Farms, Inc. and was brought before the board for consideration. The request is for 12327 N US Hwy 231, Odon, IN 47562, parcel number 14-01-26-700-013.000-008, be changed from current zoning of A1 Agricultural to the requested zoning of I2 Industrial. The purpose of the zoning change is the construction of a railroad siding and railroad tie manufacturing facility including receiving of raw materials, tie processing, tie storage and shipping. President Helms then reviewed with the board the following Change of Zoning Process.

1. Filing: Applicant files request for Change of Zoning with appropriate forms and notices.
2. Request comes before Advisory Plan Commission for approval. Denial or other action.
 - a. Approval – If approved request goes to the Commissioners as a change to the current zoning ordinance.
 - b. Denial – If denied, applicant may appeal to the County Board of Zoning Appeals.

- c. The BZA has duty to hear and determine appeals from and review any decision or determination made by the APC.
3. Appeal – Decisions of the BZA may be appealed to the Daviess County Circuit or Superior Court.

President Dennis Helms recused himself from discussion and voting as Roubideau Farms, Inc. is a client. President Helms then turned the meeting over Vice President Michael Taylor.

Ron Arnold, Daviess County Economic Development Director, introduced Victoria Schopp. Ms. Schopp and her husband own the National Salvage & Service Corporation, a corporation that recycles treated wood. The proposed railroad tie manufacturing facility would be an expansion and the first of its kind for the National Salvage & Service Corporation. Ms Schopp stated that the choice of location for the facility in Madison Township was due to proximity to hardwood forests and railroad services. The initial investment would be \$24,000,000 and potentially create 30 full time jobs at an average wage of \$19.50/hour. Additional jobs would also be created in the area for saw mills, logging and trucking.

A lengthy discussion was held between Ms. Schopp and 27 citizens of Madison Township who were in attendance. The citizens are concerned about a facility of this type locating near their home. There is concern with the process of making railroad ties and the use of creosote, any by products or runoff that may occur during production, odor the property values of their homes and safety procedures. Ms. Schopp stated that all required permits by the state of Indiana will be obtained and processes such as covered storage and ground liners will be in place in insure a environmentally safe operation. The nearest facility of this type is in Arkansas. After much discussion, Dave Smith made the motion to table and to form a small group to travel to Hope Arkansas and look at an existing plant and ask questions. Phil Flint seconded the motion. Motion passed with Dennis Helms abstaining.

With no further business Kathy Decker make the motion to adjourn. Mark Cornelius seconded the motion. Motion passed unanimously.



Dennis Helms, President



Kathy Decker, Secretary