

ADVISORY PLAN COMMISSION
MINUTES
NOVEMBER 12, 2015

The meeting of the Daviess County Advisory Plan Commission was held in the Commissioners' Room at the Daviess County Courthouse on November 12, 2015 at 6:00 PM. Board members present were President, Dennis Helms, Mark Cornelius, Michael Taylor, Phil Flint Kathy Decker, Luis Santiago, Dave Smith and Matthew Hart. 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 October 8, 2015 meeting were approved per a motion by Michael Taylor. Mark Cornelius seconded the motion. Motion passed unanimously.

COMMUNICATIONS AND EXPENDITURES

An APC budget status report was passed out to the board members and reviewed. Michael Taylor made the motion to approve and accept the APC budget report. Mark Cornelius seconded the motion. Motion passed unanimously.

REPORTS OF STAFF AND COMMITTEES

It was reported that Ryan Arms and John Barber were both interested in filling the vacant seat on the APC board due to the resignation of Mike Russell. Both gentlemen will be contacted and the APC board will make a recommendation to the Commissioners at the December 10, 2015 meeting. The Commissioners will make the appointment at their December 14, 2015 meeting.

OLD BUSINESS

A Petition for Change of Zoning filed by Roubideau Farms, Inc. was brought before the board for consideration at their October 8, 2015 meeting. The request was tabled to permit the collection of more information. 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 discussed and reviewed the following Change of Zoning Process.

1. Filing: Applicant files request for Change of Zoning with appropriate forms and notices.
2. Request comes before the Advisory Plan Commission for recommended approval, denial or other action to the Daviess County Commissioners.

3. Decisions of the APC may be appealed to the Daviess County Board of Zoning Appeals. If no appeal is filed, the recommendation is forwarded to the Daviess County Commissioners for consideration.
4. If an appeal is desired, the appeal must be filed with the Daviess County Board of Zoning Appeals with appropriate forms and notices.
5. Appeal comes before the Board of Zoning Appeals for recommended approval, denial or other action to the Daviess County Commissioners.
6. Recommendations from the APC and BZA are forwarded to the Daviess County Commissioners for consideration.
7. Appeals – Decisions of the BZA and Daviess County Commissioners may be appealed to the local court of appropriate jurisdictions.

At this time Dennis Helms recused himself from discussion and voting because Roubideau Farms, Inc. is a client of his firm. President Helms then turned the meeting over to Vice President and County Commissioner, Michael Taylor.

Victoria Schopp, President of National Salvage and Service Corporation and Josh Wagner representing National Salvage and Service Corporation presented a Power Point presentation to the board and 50 citizens attending the meeting. The presentation outlined the history of the National Salvage and Service Corporation, their annual sales of \$55 million, and their positive safety record. Ms Schopp stated that the new plant will be a \$24 million investment in Daviess County and will provide 25 new jobs in the first year of production with 55 new jobs at full capacity and an average hourly wage of \$19.50. The corporation also provides a full benefit package. The plant will purchase \$11 million of timber in the first year with a \$24 million timber purchase by year five. The plant will also benefit existing business in Daviess County including loggers, sawmills, trucking, utilities, and parts, service and fabrication companies. Ms Schopp and Mr. Wagner explained all permitting requirements of the State of Indiana will be followed. Mr. Wagner addressed environmental concerns explaining safety features put in place in the facility and during the construction of the facility for the protection of air, water and soil.

After the company presentation ten (10) citizens addressed the APC stating their concerns about the facility being built in the northern part of the county. There stated concerns included environmental concerns, odor, medical concerns due to creosote as a possible carcinogen, air emissions, toxic by products of creosote, and impacted property values. A petition containing 672 signatures opposing the rezoning of the area was given to the APC board. Other concerns included the sale of this corporation in the future, the precedent this request sets for future rezoning requests and safety accountability from the petitioner. All citizens that spoke at the meeting felt the risks of this business in the County outweighed the benefits. Citizens that spoke included Leroy Wadsworth, Elizabeth Schaffer, Scott Montgomery, Byron Overton, Steve Shout, Dan Cabel, Dan Murrie, Chris Vosters, Mike Leighty, and Patty Cox.

Ron Arnold, Executive Director of the Daviess County Economic Development Corporation, spoke to the board and stated he had questions when this proposal was first

brought to his attention. He has come to the conclusion there is not additional risk with this corporation locating and operating in Daviess County than there is with any other company that uses chemicals and operating in Daviess County.

Ron Arnold and Dan Murrie were asked to provide a report on the group trip to Hope, Arkansas to visit a similar type of facility. Mr. Arnold reported that he talked to his Economic Development counter part in Hope, and to realtors, neighbors and community leaders. There were some concerns voiced concerning noise and odor. Mr. Arnold stated some concerns he felt needed to be addressed. Mr. Murrie stated that he wanted Daviess County to be better than Hope, Arkansas and that the citizens he talked to were ill-informed about the facility.

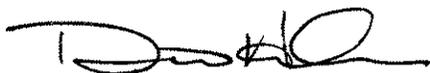
With no further comments, Mark Cornelius made the motion to recommend to the County Commissioners that they deny the rezoning request. Kathy Decker seconded the motion. A roll call vote was taken. Motion passed unanimously with Dennis Helms abstaining.

Michael Taylor then turned the meeting over to President, Dennis Helms.

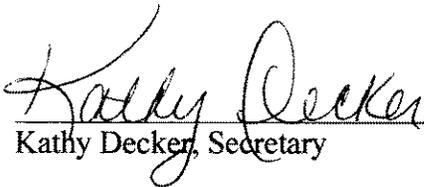
NEW BUSINESS

Grant Swartzentruber reported that there has been communication with Lance Parsons regarding a motocross race track facility. This issue will require a special use permit and will be presented to the Board of Zoning Appeals.

With no further business, Mark Cornelius made the motion to adjourn. Phil Flint seconded the motion. Motion passed unanimously.



Dennis Helms, President



Kathy Decker, Secretary