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LORI L. AUSTIN
WHITE COUNTY RECORDER

APC MEETING – August 10, 2020

The White County Area Plan Commission met Monday, August 10, 2020, at 6:00 p.m. in the Commissioners' Meeting Room, Second Floor, County Building, Monticello, Indiana.

Board Members Present: Charles Anderson, James Annis, Abbey Gross, Sid Holderly, Doug Pepple, Denny Sterrett & Brad Ward. Absent members were: Richard Lynn, Ralph Hasser, Stacy Selagy & Mike Smolek

Planning Department Representatives: Joseph W. Rogers, Executive Director & Tina M. Tiede, APC Secretary. Makenzie Martin (Attorney) was absent.

Registered visitors were: *See attached*. The meeting was called to order by APC President, Charlie Anderson.

Approval of The Minutes: There was a motion by Board Member Doug Pepple and a second by Board Member James Annis to approve the meeting minutes of the 07/13/2020 APC Regular Meeting Minutes and the Clifford Subdivision Findings of Fact. Approved unanimously, so moved.

REZONES:

1. #1126– Owner: Sofia Villos; The subject property is identified by: OP REYNOLDS LOT 4 BLK 2; Honey Creek Township; Parcel ID #91-74-33-002-001.400-007; known as 200 N Washington St., Reynolds. The proposed zoning map amendment involves a change of the zoning district from: R-2 (Single & Two-Family Residential) to R-3 (Multi-Family Residential).

The staff did not locate any previous rezones or variances for this parcel. It is believed that, historically, the site was used for commercial and residential purposes. The building that has been converted to a stand-alone apartment is believed to have previously been used as a TV Repair Shop but has been vacant for many years. The vacant building was converted to a dwelling unit which triggered the need for this rezone.

The parcel is part of the original plat of the Town of Reynolds, recorded on February 3, 1854. The subject parcel was platted as a 60 X 140 tract of land located at the corner of Washington and 1st Street. The R-2 (Single & Two-Family Residential District) zoning is the baseline zoning district established under the 1972 White County Zoning Ordinance. The parcel falls short of meeting the minimum lot size for an R-3 (Multi-Family Residential) zoning which is 10,000 sq. ft. The subject parcel is approximately 8,400 sq. ft, but the Staff would like to note that the lot does not meet the minimum lot size for an R-2 district either. The parcel was created in 1854, prior to establishment of zoning

ordinance regulations in White County. There are four existing buildings on the subject parcel; a dwelling, detached garage, shed, and a previous business office. The applicant has requested a rezone from R-2 to R-3 to allow a subordinate, single family dwelling unit on the same parcel as the principal dwelling unit. This building is 684 sq. ft. and faces 1st St. R-2 districts only provide for a duplex or a single-family dwelling unit with an accessory apartment. An accessory apartment must be located within an accessory building and not utilize more than 50% of the total square footage of the floor space; this does not qualify as such and most closely fits allowances provided under an R-3 Zoning District assignment.

A component of the Comprehensive Plan was the development of Land Use Maps for each municipality. The Reynolds map designated this area as Traditional Neighborhood Residential. In the opinion of the Staff, the R-3 District is compatible with the Comprehensive Plan and the current surrounding residential uses. The Staff expects the impact to street traffic to be minimal.

Director Rogers stated that the office did not receive any citizen communication either in favor or against this request.

Sofia Villos was in person to represent the request for rezone. Board Member Denny Sterrett questioned what else is allowed in an R-3 Zoning District. Director Joe Rogers stated that the R-3 District is designated for multi-family dwellings, primarily apartment buildings.

With no additional questions, ballots were passed out by Director Rogers.

Ballot Summary:

- 1. The proposed rezoning is consistent with the goals, objectives, and policies of the White County Strategic (Comprehensive) Plan and any other applicable planning studies and reports, as adopted and amended from time to time.** 7 Agree; 0 No Opinion; 0 Disagree; APC Comments: None
- 2. The proposed rezoning is compatible with the current conditions (e.g. existing lots, structures and uses) and the overall character of existing development in the immediate vicinity of the subject property.** 7 Agree; 0 No Opinion; 0 Disagree; APC Comments: None
- 3. The proposed rezoning is the most desirable use for which the land in the subject property is adapted.** 6 Agree; 1 No Opinion; 0 Disagree; APC Comments: None
- 4. The proposed rezoning will not have an adverse effect on the value of properties throughout the jurisdiction.** 6 Agree; 1 No Opinion; 0 Disagree; APC Comments: None
- 5. The proposed rezoning reflects responsible standard for growth and development.** 7 Agree; 0 No Opinion; 0 Disagree; APC Comments: None

President Anderson announced the results as follows:
7 votes cast – 7 in Favor; 0 Opposed; 0 No Recommendation

Rezoning request will be certified to the appropriate legislative body with a "Favorable" recommendation

SUBDIVISIONS: None

AMENDMENTS: None

BUSINESS:

1. Housing Synopsis – The White County Area Plan Commission Housing Subcommittee was authorized by the White County Area Plan Commission on May 13, 2019. The Committee first met on August 8, 2019 and targeted to meet once a month. The Committee held 5 Court House meetings and reached out in other community forums such as City/Town public meetings. We also communicated multiple times via e-mail to keep our research and analysis moving forward. Due to the pandemic, meetings came to a halt and the report was finalized. All of this activity culminated in the generation of this Housing Study Synopsis.

At the 07/13/20 APC Meeting, Board Member Doug Pepple requested additional time to study the report. The Board voted to table the Report until this meeting, in order to give Board Members time for review.

Director Rogers reminded the Board that action options include: 1) Finalize the study, 2) Recommend that it be submitted as an amendment to the Comprehensive Plan to each of the legislative bodies, 3) Recommend that it be presented to each of the legislative bodies with no official action taken, or 4) Create a committee or task force to address prioritizing each of the action items.

After some discussion, Board Member Brad Ward made a motion, with a second from Board Member Abbey Gross to take the study to each of the legislative bodies as an amendment to the Comprehensive Plan and once adopted, have the Staff select a committee to address the action items and move forward.

2. September APC Meeting – Director Rogers updated the Board on the large upcoming agenda for the 09/14/20 APC Meeting and the possibility of needing to hold a webinar meeting. A test run was recommended to make sure the system works and everyone is comfortable with it. The second possibility is to stage visitors in the Council Room and call them in for their corresponding request. This will eliminate an overflow of people all in the Commissioner’s meeting room at one time. The Board unanimously chose to hold the public meeting in person and stage people in the Council Room.

There being no further business, Commission Member, Charlie Anderson made a motion to adjourn the meeting, with a second from Commission Member, Doug Pepple. The meeting adjourned at 6:15 p.m.

Respectfully submitted,



Tina M. Tiede, ARC Secretary
White County Area Plan Commission



Joseph Rogers, Executive Director
White County Area Plan Commission

Document Prepared By: White County Area Plan Board Secretary, Tina M. Tiede "I, Tina M. Tiede, AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

WHITE COUNTY AREA PLAN COMMISSION

PUBLIC NOTICE OF REGULAR SESSION

August 10, 2020 – 6:00 p.m.
2nd Floor Conference Room, White County Building
110 N Main St., Monticello, IN 47960

The White County Area Plan Commission will meet in Regular Session pursuant to Indiana’s Open Meetings Law, I.C. 5-3-1-2 (b):

APPROVAL OF THE MINUTES: Approve the 07/13/20 regular APC meeting minutes and the Clifford Subdivision Findings of Fact.

REZONINGS:

1. #1126– Owner: Sofia Villos; The subject property is identified by: OP REYNOLDS LOT 4 BLK 2; Honey Creek Township; known as 200 N Washington St., Reynolds. The proposed zoning map amendment involves a change of the zoning district from: R-2 (Single & Two-Family Residential) to R-3 (Multi-Family Residential).

SUBDIVISIONS: None

AMENDMENTS: None

BUSINESS

1. Housing Synopsis








Individuals requiring reasonable accommodations for participation in this event should contact the White County Title VI Coordinator a minimum of 48-hours prior to the meeting at: 574-583-4585; Leah Hull, Title VI Coordinator

WHITE COUNTY BUILDING & PLANNING DEPT.

2020 APC MEETING SIGN IN/OUT

Date: 08/10/2020 - 6:00 P.M. Meeting Time

Scheduled Security Officer: Ryan Glover

Printed Name	Purpose	Time In	Time Out	Signature	Phone #
Charles Anderson	APC	5:50	6:15		
James Annis	APC	5:45	6:15 6:18		
Makenzie Martin	APC	6			
Abbey Gross	APC	5:54	6:15		
Ralph Hasser	APC				
Sid Holderly	APC	8:47	6:15		
Doug Peuple	APC	5:25	6:15		
Joseph Rogers	APC				
Stacy Selagy	APC				
Michael Smolek	APC				
Dennis Sterrett	APC	5:45	6:18		
Tina Tiede	APC	5:00pm			
Brad Ward	APC	5:25	6:15		
Sofia Wilcox	APC	5:48	6:00		219 2070318
		5:50			