

## MINUTES

**WARRICK COUNTY AREA PLAN COMMISSION**  
Regular meeting to be held in Commissioners Meeting Room,  
Third Floor, Historic Court House,  
Boonville, IN  
Monday, June 10, 2024, 6:00 PM

**PLEDGE OF ALLEGIANCE:** A moment of silence was held followed by the Pledge of Allegiance.

**MEMBERS PRESENT:** Richard Reid, Dave Goldenberg, Jeff Willis, and Jeff Valiant.

Members absent Amanda Mosiman, Greg Webb, and Bob Johnson.

Also present were Morrie Doll, Attorney, Molly Barnhill, Executive Director, Kim Kaiser, Assistant Director, and Shelli Clark, staff.

Mrs. Barnhill said we do have a quorum but it will take a unanimous vote to pass any applications tonight.

**MINUTES:** President Valiant asked if everyone received a copy of the minutes from the May meeting. He asked are there any additions or corrections. He stated if not I will entertain a motion.

President Valiant made a motion to approve the May 13, 2024 minutes. Dave Goldenberg seconded the motion and it carried unanimously.

President Valiant stated it looks like we have a couple of primary plats and one rezoning as part of the agenda tonight. He stated primary plats will get final approval or denial here and the rezoning will go as a recommendation for or against to the County Commissioners meeting on...

Mrs. Barnhill stated July 8<sup>th</sup> at 4:00 o'clock.

President Valiant said July 8 at 4:00 o'clock back in this room. He said first item up primary plat:

**PP-24-05:** Petitioner and Owner is Billy S. & Terany S. Gaddis approximately 4.759 acres located on the west side of Johnson Road approximately 400' north of the intersection formed by Johnson Road and Honeysuckle Drive being lot 25 in Polk Patch Subdivision, as recorded in Plat File 1 Cards 134, 135, and 136. Skelton Township 20-5-7 *Advertised in The Standard on May 30, 2024.* He asked is the petitioner or owner here for this. He stated there is a sign in sheet up there please sign and state your name for the record.

Don Gries stated I am Don Gries with Andy Easley Engineering.

President Valiant asked Molly can we have a staff report.

Mrs. Barnhill stated we have all of the green cards except for 7, which we have the white pay receipts showing they were mailed correctly. She said the zoning is "CON" Recreation and Conservancy with no floodplain. She stated the Commissioner's approved the request for no street plans today and the Drainage Board approved their request for no drainage. She said on the septic the minimum lot size for a septic system typically is 2.5 acres however Marlin Weisheit, with the Warrick County Health Department has approved this subdivision for septic with the condition that presby septic systems are installed. She stated water, Tennyson has water with lines in place and available for connection. She stated the proposed development consists of 2 residential lots of 2.365 and 2.394 acres. She said one lot has an existing home so the plat would be in order.

President Valiant said thank you. He asked is there anything else to add to the staff report.

Don Gries replied no, but I will field any questions if anyone has any.

President Valiant asked are there any questions from the Board at this time.

Richard Reid asked what was the reasoning for not having 2 ½ acre septic's.

Mrs. Barnhill asked for not having.

Richard Reid replied yes.

Mrs. Barnhill stated they didn't quite have the five acres to get the full 2 ½ and that is normally what the Health Department does require for a septic but I don't know what rule that came from but it was approved on that condition.

Don Gries responded it was recorded to be five acres, actually a little over five acres, 5.05 is what the property card showed and I think what happened was they measured the acreage to the centerline of the road when it was drawn out as opposed to the right-of-way of the road. He said I have come to find in Polk Patch that is a common theme. He continued initially they were private roads and I think that is how that happened. He stated the County didn't take them over until years after the subdivision was recorded so at that time they did go to the center of the road. He added we do have approval from Marlin.

After ascertaining there were no more questions from the Board and no remonstrators for or against, President Valiant called for a motion.

Don Gries stated this is the owner Billy Gaddis, just to let you know he is here, sorry.

Mrs. Barnhill replied okay.

Don Gries continued I hadn't seen him for a few months and I didn't know who I was looking for.

President Valiant responded thank you. Seeing no remonstrators, I will bring it back to the Board. He asked any further questions if not I will entertain a motion

Richard Reid made a motion to approve PP-24-05. The motion was seconded by Dave Goldenberg and the motion carried unanimously.  
Billy Gaddis said thank you.

**PP-24-06:** Petitioner/Owner: John & Kathy Reinbrecht. 5.75 acres located on the south side of Fisherville road approximately 0' east of the intersection formed by Fisherville Road and Asbury Cemetery Road being lot 1 in Deer Ridge Lakes Subdivision, as recorded in Document Number 2011R-003980. Campbell Township 16-5-9 *Advertised in The Standard on May 30, 2024*

Joseph Kiesel with Kiesel Wagner Surveying was present.

President Valiant asked for a staff report.

Mrs. Barnhill asked Joe, do you have the owners here.

Joseph Kiesel responded yes, Mr. and Mrs. Reinbrecht are here.

Mrs. Barnhill replied thank you. She stated on their notice to adjacent property owners we do have 2 green cards but we have the white pay receipts showing they were all mailed correctly. She said the zoning is Agricultural and there is no floodplain. She stated the Commissioners approved for no street plans and the Drainage Board approved no drainage plans today. She said they are on septic and Elberfeld has capacity to service this development, which would be 2 residential lots with 2.50 and 3.25 acres so the plat is in order. She stated they have also filed a waiver from the Subdivision Control Ordinance, Article IV General Regulations and Design, Section 4: Easements, requesting that no easements be required. The ordinance does require a minimum of 6' wide easement for installing and maintaining utilities on each lot typically shown as 6' wide public utility easement. She continued so they are asking to not have to put that on here.

President Valiant asked anything to add to the staff report.

Joseph Kiesel replied no.

President Valiant asked what is the reasoning for no...

Joseph Kiesel stated so all infrastructures is in out there... I guess anything in the future, utilities this would be communications so at that point I would rather they come to the client and ask for an easement because currently all of the current utilities across the road; power poles, most of the communications... I don't know that the customer would want to give up an easement but just because they don't need it on their property because like I said everything is in the roadway is in and there is 35' on their side, there is a ditch, power poles, and everything is up there. He stated one of the properties does have existing electric connection so I don't know what they would need an additional easement or where you would want to put it but adding another easement out there...if there was a need for it absolutely but I don't think there is anything that needs to be in an easement currently unless you guys know of something being planned out on Fisherville Road.

President Valiant asked are there any questions from the Board.

President Valiant stated search my memory but I don't know that we have ever waived easements before.

Mrs. Barnhill replied no, we have not.

Attorney Doll replied no, they are not just for the property owners they are for the public.

Joseph Kiesel stated there is an existing 15' along Asbury Cemetery outside of the 35' right-of-way and on the north side on the south side of Fisherville there is a 35' right-of-way currently most of the utilities; electric, communications are all in the northern right-of-way of Fisherville Road so looking at an additional 6' too this would place it in the bottom of the ditch and I don't really think that it is desirable for someone to run utility down the bottom of the ditch but I could be wrong. He said from the existing road there is currently about 25' of green space between the road and their property line. He stated there is adequate room as there is but another 6' is going to place it down in the current ditch at least that is parallel to Fisherville.

Attorney Doll stated but the utilities would be in a public right-of-way.

Joseph Kiesel responded correct.

Attorney Doll stated in Warrick County that is just not the practice.

Joseph Kiesel replied I understand. He said but most of the physical road is in the northern portion of the right-of-way so the road has plenty of room to expand even there is utilities. He continued what I was saying from the physical edge of the gravel road to the top of bank is around 25' and I believe most of the utilities would fit in that location and I guess if there is a point that they need some we could always discuss it but currently I don't think there is a need for an additional 6' on that line.

Attorney Doll stated the reason why we don't generally do right-of-way is if they have to be repaired, replaced, or etcetera it is disruptive to the public right-of-way, it is a public road and if it is a hard surface by that point in time they may have to cut the hard surface etcetera so that is the reason why we've said no public right-of-ways for utility right-of-ways. He stated we have required them to be in the undeveloped or the private property area of the site. He said I can't think of any exceptions for that.

Dave Goldenberg stated I would be hard pressed to do an exception at this point because then it would become a slippery slope for future...

Attorney Doll stated once you start it...

Dave Goldenberg continued recommendation requests.

Joseph Kiesel asked so you want an additional 6' on Fisherville the Fisherville side because I already have the 15'...

Attorney Doll asked Molly, is that the minimum.

Mrs. Barnhill replied yes, 6'.  
Attorney Doll said 6'.

Joseph Kiesel responded okay.

Attorney Doll stated I can't think of a single episode in Warrick County and I have done this for, I don't know, 10 years or more where we have waived ever. He continued now you have the right to ask.

Joseph Kiesel replied right.

Attorney Doll continued as you have done but I can't think of any episode where we have ever waived.

After ascertaining there are no more questions from the Board and no remonstrators for or against, President Valiant called a motion.

Richard Reid asked would you be willing to remove that waiver for the easement and we would have that 6' easement in there.

Attorney Doll stated well you can always deny it and that way he has not waived it.

Joseph Kiesel responded we will just remove the waiver then and just put the 6' in if you are only going to approve it with it so we will just add the 6' I guess.

Richard Reid stated that is probably what the Board is going to do so...

Joseph Kiesel stated approve it with the 6' easement.

Richard Reid made a motion for approval of PP-24-06 with the easement. David Goldenberg seconded the motion and it carried unanimously.

Joseph Kiesel stated thank you for your time.

President Valiant responded thank you, sir.

**REZONING:**

**PC-R-24-05:** Petitioner/Owner: Woodbridge Capital Management LLC by Roger Lamping, Manager. To rezone 1.609 acres located on the south side of Lincoln Avenue approximately 100' west of the intersection formed by Lincoln Avenue and Lenn Road from "A" Agricultural to "C-3" Highway Commercial Zoning District. Ohio Twp. 26-6-9. *Advertised in The Standard May 30, 2024*

President Valiant said state your name for the record as soon as you get signed in.

Roger Lamping stated absolutely. He said my name is Roger Lamping from Woodbridge Capital and this is Aaron Miller.

President Valiant asked Molly do you have a staff report.

Mrs. Barnhill stated we have all of the green cards from the adjacent property owners. She said there is no minimum lot size for "C-3" zoning. She stated the Comprehensive Plan projects the area to be a Neighborhood Center which includes low to medium density residential, community amenities and neighborhood commercial. She said the existing land use is a vacant wooded lot and the surrounding to the north is "R-1A" One Family Dwelling consisting of some homes and a vacant lot. She continued directly to the east, south and west is zoned "A" Agricultural with single family dwellings and to the northeast is "C-4" General Commercial with commercial businesses. She stated there is no floodplain and they have access onto Lenn Road and Lincoln Avenue. She said the stated use is an auto repair shop with living quarters, which would be in compliance. She stated we have had five emails of remonstrance and those have all been forwarded to the Board so you could read them ahead of time. She stated a lot of the concern was traffic and safety, flooding, wildlife consideration, property values, and that was the most of that. She continued one person asked for maybe a conditional use to be put on it. She added another email from James and Mary Tucker, their concerns are noise, light, air pollution, traffic at the intersection, the hours of operation on Saturday and Sunday and during the week, and commercial creep. She stated those are all in the back of your packets also.

President Valiant stated thank you, Molly. He asked gentlemen do you have anything to add to the staff report.

Aaron Miller stated we are looking at doing an upper end auto body and woodshop with a residence attached. He stated a lot of the developments and commercials that we put in are attractive and they do, I feel, raise property values so that should be a non-issue. He continued flooding should be a non-issue, we are not in a floodplain and we will have grassed area and landscaped areas to maintain an attractive look. He said any lights would be very similar to what is in the area. He stated there are some areas right down the street that are commercial. He said as far as large traffic this is a single man operation and it will be in an attractive building. He stated I don't see this as being something that is going to lower property values. He said the gentleman that we are talking about is Pat Green, Checkered Auto Flag, he has been servicing Warrick County area for 25 years, he runs a good business, and a lot of people in this room have actually used him. He stated if there are any questions I would love to answer any from any remonstrators and tell you what we plan on doing and how we plan on doing it.

President Valiant responded thank you, sir. He asked any questions from the Board.

Jeff Willis stated it seems like a lot of the emails or the letters or emails the questions was when the water runs off their land it currently drains to that property.

Aaron Miller replied yes.

Jeff Willis stated and their concern is when you raise it up or level it out or whatever that it is going to back the water up into their property.

Aaron Miller asked back into their property.

Jeff Willis replied well back it up into their property.

Aaron Miller stated ours is lower than their property...I hate to say this but they're not...the water that is coming onto the property that is owned...we will not have any retention of that magnitude and really what water does come on will be directed to the ditches that are in the adjoining properties. He said I don't really foresee that as being an issue for us. He stated we are not carrying a lot of water that I can see.

Mrs. Barnhill stated when they get to the point of constructing the building it will be commercial so it will have to have state approved plans and it will have to come back before site review.

Jeff Willis replied okay.

Mrs. Barnhill stated considering this is a fairly large piece and we saw a preliminary sketch of how big the building might be and it is not huge.

President Valiant asked how big of a building are we talking about.

Mrs. Barnhill asked do you remember Aaron.

Aaron Miller replied 5,500 square feet so the houses surrounding it and there are commercial buildings surrounding it that are much larger than that. He said the residence is approximately 1,600 hundred on the main floor and will have an upstairs so we are talking about a very, very, large two car garage.

President Valiant asked is there another auto repair shop like catty-cornered to that.

Aaron Miller stated there seems to be in the surrounding area a dog grooming place, an auto repair...

Mrs. Barnhill stated A+ Auto and Tire.

President Valiant stated I haven't been out that way in a minute so I don't remember what is there. He said I know that building has been there forever but...

Aaron Miller responded yes, and another auto repair shop.

President Valiant asked any other questions from the Board at this time. He said okay, well I assume this is what everybody is here for. He asked are there any remonstrator's for or against this project if so step up to the podium. He stated I will ask that we not repeat items so if somebody

before you brings up traffic I would appreciate you not to bring up traffic just in an effort to keep the meeting time wise in line. He said after you sign in please state your name for the record.

Chad Bruce stated I live just a couple of houses down from the proposed site. He said I agree with the Area Plan Commission's plan that we need to bring businesses into the County and we need to attract that type of thing but I don't think that that should come at the expense of the residents who are already here. He stated I have heard it said before from the petitioner that there are commercial businesses adjacent and surrounding this property and I would say that surrounding this property is not exactly accurate. He said if you are standing at that lot it is residential across the street, it is residential across the road from it to the west and to the south. He stated it is going to be squarely in a residential area. He said the residential properties that are in the area are on the corner of SR 66 and Lincoln Avenue. He stated those are...when you are standing in that area those are over here. He said any lights or activity from that are at Lincoln and SR 66. He stated our biggest concerns as neighbors, and I think I speak for quite a few of us that are here tonight, that the traffic on Lenn Road has increased exponentially. He stated the house that we own has been in my wife's family for 40 years and we have lived there for 15 years and we have seen the traffic steadily increase, that is progress. He said the road itself is narrow, there is no shoulder, and people are already flying down that road at 50 mile per hour even though they should be going 30. He stated we're concerned about if it is a highway commercial zoning that it is encouraging businesses that are auto related, people are going to drive there in and out, and we are concerned about the traffic and the entry on and off Lenn Road onto Lincoln Avenue. He stated flooding is a big concern for us; that ditch or creek that he mentioned that he would be dumping the water into off of the raised and graded land is the creek that can flood and does at least once every 15 years. He said in fact it happened just a few weeks ago about a month ago after the County had replaced the culvert that goes under Lenn Road. He stated we had a foot and a half of water in the back yard. He said it is very rare but that ditch, that vacant land kind of carries the runoff from that ditch when it tends to overflow and we are concerned that if that land is raised up that the overflow from that ditch won't have anywhere to go while it is draining and it is going to cause more flooding issues. He stated we just had \$20,000 worth of damage to our property from that last flood. He said that is a huge concern for us. He stated the other concern that we would have is the property values and I don't feel that the petitioner saying that he doesn't feel that it would affect the property values is an expert in my opinion to deem that that wouldn't happen in a negative way. He said adding a commercial business in the middle of a solidly residential area...I mean our house was built in 1950 and it has been residential and agricultural forever and we don't feel that adding a commercial business right smack dab in the middle of that is a good idea. He stated it is a wildlife area. He said there are barn owls that live there, I have heard them back there for the last 15 years that we have lived there. He stated it is one of the last few remaining areas of woods for animals and wildlife in that area and we would be concerned about them getting pushed onto the roads and everything more. He said we just, I can only speak on my behalf and my wife's behalf, but we vehemently oppose any rezoning to commercial because we feel that it opens the door to, as one of the other neighbors said, to a little bit of commercial creep. He stated if we allow a zoning change for that property what is to say that the property next door doesn't get sold to an investor and become a commercial property or the one across the street from that and all of a sudden the residential area turns into a commercial spot. He continued there is plenty of commercial land along SR 66 that people can build on, in fact I believe the petitioner I believe his shop is right on



66 already behind Napa, I believe that is Checkered Flag. He stated this is the first that I am hearing of it so I haven't had a chance to research that. He said that is all I have.

President Valiant responded thank you, sir.

Margaret Hammond stated I didn't get one of these in the mail, so I just found out about it yesterday. She said I live down...

President Valiant said ma'am could you state your name for the record and there should be a sign in sheet up there as well.

Margaret Hammond said Margaret Hammond.

President Valiant responded thank you ma'am.

Margaret Hammond stated I moved onto Lenn Road about 4 or 5 houses up from Lincoln Avenue and Lenn Road is probably one of the most dangerous roads that I have ever lived on. She said it is a very narrow country road and the traffic. She stated the people bring their children to Sharon School to the east. She said Lenn Road in the morning and the afternoon and the road is blocked off all of the way up to Briarwood and past there where people cannot get off of Lenn Road and onto the expressway or onto Lincoln Avenue. She stated I am more concerned with the children that are taken through there every day and there are school buses that go up and down Lenn Road, which is...I mean I have a mailbox and I have to stand like this (standing to the side of the podium and reaching around) to get my mail because the traffic and that is what I am concerned about is, you know, all of these people and women drive their children to school and they come and pick them up. She stated when you turn off of Lincoln onto Lenn Road it is really the shoulder curls there and you can barely do it because there is a ditch that runs along there on that property and once in a while somebody winds up in the ditch with their car. She said that is all I have to say.

Mrs. Barnhill stated since we did receive the emails about the traffic I have talked to our County Engineer, Bobby Howard. She said he wasn't concerned with an increase in traffic from a three car garage. She stated he did say they have plans to widen Lenn Road at some point but this project is going to be coming off of Lincoln Avenue is what they are showing in their preliminary plans.

Keo Markiewicz stated good evening the only thing I would like to object to is...

President Valiant stated sir, please sign in and state your name for the record.

Keo Markiewicz stated the concern about domestic animals with the increase of traffic and any wildlife that is in there too. He said I am not going to belabor everything else that has already been said but I just wanted to bring that point up.

President Valiant said thank you, sir.

Amanda Dimock stated I am Amanda Dimock. She said we have the agricultural property that the corner of touches the property that is under discussion. She said that is our horse pasture and I have concerns about the air quality especially that its intended use is an auto body. She stated

when you drive by any auto body shop and you don't have to be very close to smell the paint fumes. She stated horses are super susceptible to respiratory issues regarding fumes or dust or whatever. She continued they spook easily and the idea of having that and the added traffic and the people pulling the junk cars or whatever concerns me with the horses spooking but mostly the air quality for the horses. She stated as somebody has already said my top issue is property values. She said I mean you drive through any not so good neighborhood in Evansville and what you see is a lot of commercial properties that are surrounding the residential properties. She stated we wouldn't have purchased that agricultural property if there was commercial property touching it at the time. She said that property was purchased with the intent of keeping our horses on it. She stated that is my concern.

President Valiant said thank you ma'am.

Amanda Dimock replied thank you.

Tim Gehlhausen stated my name is Tim Gehlhausen and I live a couple of houses down on Lenn Road. He said I walk my dog down that street every day and about get run over every day. He stated it is a narrow road but the traffic when school lets out backs up well beyond my house and sitting there waiting to pull out and adding extra traffic I think would just be a disaster. He said I mean... they apparently have already realized it and know that they need to widen the road and adding extra traffic before they get a chance to widen it just seems like a mistake to me. He stated it looks like this paper is full.

Jeff Willis said it is just one of those exciting nights.

Attorney Doll asked do we have more signature pages.

Mrs. Barnhill asked is there another page up there.

President Valiant stated I am going to ask that if we have traffic...everybody has brought up traffic so we are good on traffic, we know there is an issue. He said if you have something else that is totally fine.

Conner Hammond stated my name is Conner Hammond and I live on Lenn Road. He said no relation to Margaret Hammond, it is a coincidence but my biggest concern would be noise and property values that someone else has already raised. He stated I believe there is already commercial areas next to SR 66 and adding anymore would be a mistake and would add noise, further noise pollution in our residential areas.

President Valiant responded thank you, sir. He asked anyone else.

Rick Modlin said Rick Modlin M-O-D-L-I-N. He said I am the owner of before mentioned A+ Auto and Tire. He said we are A+ Napa Auto d/b/a A+ Napa Auto at the bottom of the hill there. He stated the proposed site is right at the bottom of the hill at Lincoln and Lenn. He said when the planners or the people lobbying for it say they don't see a lot of water there well it is a wooded area so it is a water sponge right now. He stated you don't see a lot of water in a sponge but you

wring it out where does it go and if that becomes concrete all of that water will be going somewhere. He said it is going to come down on me. He stated I am just curious what we do, those of us who are going to take on that water shed excess. He said I don't know if that is just supposed to be our problem, I am not sure how that works. He stated the lady diagonally across the street from me, I don't know if she is here, but she's going to get smoked by that water I guarantee it. He stated traffic is going to be an issue. He stated they just put in a bike path, I think, a couple of years ago over there. He said my daughter lives up the hill on Pine Road, her and her children. He added one who is autistic, uses that bike path but I know she won't now. He said I know it is just a couple of people I get it. He stated it is not just...I heard that it is to be an auto body shop. He continued what I heard was auto repair until I got here this evening. He stated Mr. Green is here, I don't know that he does body work. He added he does mechanic work he does what I do. He stated my concern is not just that he is a competitor, I'm not worried about that, we were actually neighboring competitors before and we had a decent relationship and I kind of like the guy. He stated water wise though seems to be a big issue. He said I feel that the roads are going to have to be widened, traffic is going to be a notable issue, water is going to be an issue, and obviously there will be some wildlife displaced. He stated I feel that the concurrent expense would be pretty notable if this is passed what with traffic management, and somehow water management, and there is going to be concurring issues with new tie ins to sewer requirements and what have you. He said that is all I have, thank you.

Aaron Miller stated one clarification. He said it is auto repair not auto body, sorry about that.

Rick Modlin asked did I hear right I am in the back and my hearing is not great is it 5,500 square feet.

President Valiant stated that is for the residence and shop.

Rick Modlin asked the residence and shop. He asked do we know the size of the shop.

President Valiant said I think the residence was 1,600. He continued 1,600 on the main floor and there is an upstairs to the residence so do the math for whatever is left.

Rick Modlin asked so the residence is 1,500 or 1,600.

President Valiant stated 1,600 plus a second floor. He said we will have him go over the numbers again when he gets back up here.

Rick Modlin replied okay, well I thought I heard....

President Valiant stated not all 5,500 is the shop.

Rick Modlin replied gotcha. He said I thought I heard 5,500 square feet for the shop and he said it was basically a large two car garage and the average two car garage, I just looked it up, is 576 square feet so that is about ten times that.

President Valiant asked anyone else. He said I don't see anyone else getting up so if the owner would like to come back up and maybe address some of the concerns that were raised.

Aaron Miller stated so starting off with the traffic we are talking about a small area that is not going to have a lot of traffic going in it. He said I can't see that a one man shop is going to be something that is going to change or alter traffic patterns. He continued there will be two cars on site as the family is going to be living there. He stated this property is not a watershed for everybody else it is an owned property now so there will be something being built on it. He said as the trees come down unfortunately we are going to do our best to keep some of those trees for the attractive look but as far as the size of the property it is about an acre or over, what I have....sorry I'm doing the math real quick.

Mrs. Barnhill asked on the size. She stated it is 1.6.

Aaron Miller asked 1.6 acres. He said yeah, I was trying to figure this footprint...3,900 would be the shop so yes I do exaggerate a two car extended garage but on the other hand we are not talking about 14 people working at this location, we are not talking about one thousand cars driving in and out of this location. He continued we are talking about a family with two cars and a gentleman trying to run a business so I look at that and try to keep that in mind. He said also when it comes to the environment or the wildlife...this property is going to be developed into something so even if a body shop is not there or a...I'm sorry a mechanic shop and a wood shop there will still be something put onto this property. He stated it is not going to sit as a woods forever. He said the engineer did comment that they are working on doing something on Lenn Road and the engineer did say this was not a traffic concern. He said I am trying to think of any other things that were brought up. He said as far as the horse farm we did kind of take care of that issue because it is not going to be body shop it is a repair shop.

President Valiant asked so you are doing the entrance off of Lincoln Avenue, correct.

Aaron Miller replied the entrance was planned to be off of Lincoln Avenue. He said we did a traffic...Bobby told us the location he would like to have the entrance and we agreed with his assessment of that entrance, which is far enough away from the intersection so there should be no safety issues regarding the intersection of Lenn Road and Lincoln Avenue.

President Valiant asked noise wise that was another concern brought up. He said I get it may be running an engine here or there I assume it is going to be inside the shop.

Aaron Miller responded yes. He continued like I said they are going to be living there so I mean he is going to be running a family out of this location too. He stated I am sure he is not going to be running engines when everybody is trying to sleep at his own house, my wife would kill me.

President Valiant stated I would agree with everybody saying the traffic...traffic is a nightmare whether anything happens on this property or not traffic is a nightmare and to me it would be like building a house there I don't see that a house with two adults and two teenagers that are driving...I mean you would have four cars going in and out every day. He said the road still

needs to be fixed but that is a whole other issue and a whole other board. He asked any questions...I'm sorry sir were you done.

Aaron Miller responded I am.

President Valiant asked any other questions from the Board at this time.

Jeff Willis asked you said they will have to go through another site development or site review since this is commercial.

Aaron Miller stated it has to be approved through state.

Mrs. Barnhill replied yes.

Jeff Willis asked you said you are going to try to save some of the trees. He said I guess there is a horse farm kind of southwest of you.

Aaron Miller stated we couldn't locate a horse farm on our plat.

Someone speaking from the audience (unintelligible)

Mrs. Barnhill stated it is southwest of the property.

Aaron Miller said southwest, okay. He asked so the building is abutting the southwest corner as it's designed.

President Valiant asked is that the end of your question.

Jeff Willis asked since this is "C-3" would a use and development be a potential just to make sure that it is just the auto repair because can't like gas stations and other stuff go in there.

Attorney Doll said it could. He said they could condition the motion.

Jeff Willis asked would that be something that you guys would be willing...

Aaron Miller replied we would be willing to set conditions on auto. He continued he also does a little bit of woodworking.

Jeff Willis responded right.

Aaron Miller stated residence, warehousing for some of his products within there, but we would be willing to do a use and development to stay within the framework of what we are going to be doing there.

Richard Reid asked would you consider that spot zoning.

Attorney Doll responded not since across the street is a "C-4".

Aaron Miller replied right.

Richard Reid stated just about everything else along Lincoln Avenue is...

Attorney Doll said right, everything else along Lincoln Avenue...this is an "A" everything else on Lincoln Avenue is an "R", Molly.

Mrs. Barnhill replied just right across the street is "R" where Meadowbrook.

President Valiant replied just right across the street or diagonal.

Attorney Doll responded yeah, so it is a mixed neighborhood zoning wise, Richard.

President Valiant asked any other questions from the Board.

Someone from the audience asked a question (unintelligible)

President Valiant replied step up to the podium please this is all being recorded.

Keo Markiewicz stated I have two questions. He said one of them is in regards to the comment the gentleman made about it being a one man show and three or four cars being there but it has been my experience you can go to any of these mechanics shops around here and if it is a one man show and he gets backed up he has cars hanging everywhere around there and that would be a concern of mine. He said I keep getting asked about these property values. He asked how can he guarantee that there won't be a loss in the property value for all of the folks that live in the area. He stated he said there wouldn't be a loss of property value it might be an increase is what he said. He said I am just curious how he came up with the figures to say that it is equitable.

President Valiant responded thank you, sir.

Keo Markiewicz replied thank you.

Amanda Dimock stated I don't know if someone stressed, okay so let's say what he prepares to do with it is just fine and dandy. She asked what if he goes to sell it two years from now, its already zoned commercial, what's it going to be then.

President Valiant stated that's why we were talking about the use and development.

Jeff Willis also stated that what the use and development means that it can only be used for what he says he's going to do with it, because there are a lot of things that will fit in a C-3 that probably wouldn't fit in the neighborhood. He continued he's going to live there, have a two-car garage and an additional two-car garage to work out of, that might not be bad, but you may not want a gas station there.

Amanda Dimock said no.

Jeff Willis said so that is why we ask for a use and development.

Amanda Dimock said okay and the commercial property that is there is on the highway, this is all residential where he is, like where he's talking about is I mean the commercial property is on the highway. She stated the feel of the neighborhood is a bit different where he is talking about, it's quiet, it's a bit different. She continued I wouldn't say that the commercial property is super close to us now.

President Valiant said thank you. He then asked do you want to address the questions, the number of vehicles, I don't know if he's going to keep vehicles inside, if he is going to keep vehicles around back.

Aaron Miller said it would be hard to answer that question, we will have parking there for vehicles, I'm not saying that that parking lot is going to be empty. He stated that is just a really hard thing to say. He continued I do know that he has run a very successful business and his parking lot right now isn't very large. He said I think he's trying to keep everything clean and he will do his best to do everything to be a great neighbor, because he is going to be living there. He added he does not want to ruin anyone's property value; he just wants to run his business and have a nice place to live. He stated we can discuss parking, I can't guarantee anything, but I can just tell you that Pat's a good person, he's going to do his best to keep his house and his business looking nice so he can attract good business.

Mrs. Barnhill stated in C-3 any storage is to be enclosed with a fence, so if he does end up storing vehicles outside, they would have to be in a fenced in area.

Someone commenting from the audience (unintelligible)

President Valiant said I'm sorry, you can't just talk from the crowd, we are recording all of this.

Chris Tucker stated I am Chris Tucker, the son of Mary and Jim Tucker that live right up the hill. He said I don't want to beat a dead horse here so to speak, but everybody has the same concerns here. He continued we don't want a commercial building here even though we all like Pat. He said I like Pat, I know Pat, but he is a one man show. He asked what if his business grows, then there's more cars there, and he hires people. He said every day we go out there and we see six deer of an evening, owls, fox, all sorts of things. He continued its... we have different priorities than it seems what's going on as far as this commercial property taking place. He said I want Pat to succeed, but I don't really want his business next to me, my parents' house, thanks.

President Valiant said thank you. He asked do you want to address the last couple of concerns there that were brought up.

Aaron Miller stated I thought they were concerns that had already been brought up. He said I didn't hear any new concerns there.

President Valiant asked so just for the record, the property is currently zoned Ag correct. He said so, this is what we can have in Ag, farm buildings, separate tenant housing for farm employees, other buildings required for general agricultural business of the farm, obviously crops, general stock breeding, raising, correct me if I'm wrong, how many head of cattle can we have on those properties.

Attorney Doll said it's one or two.

President Valiant replied I thought we had 100.

Attorney Doll said it depends on if you're talking about confined feeding or if you're talking about...

President Valiant continued but I mean greenhouses, nurseries, obviously a house, building a house there, just laying it all out there. He continued, we wouldn't even call this meeting if they were just building a house there, which I think is going to raise the same concerns there as this does, just putting that on the record. He asked if there were any other questions from the Board. He stated this is a reminder folks this is not an approval or denial whatever we do here. He continued this goes to the County Commissioners, they are the ones that get the final say, so if the vote goes the way you want, it might get changed or vice versa. He said with all of that said, any questions from the Board. After ascertaining there were no more questions, he asked if not, do we want to discuss the use and development if this is given a favorable approval.

Attorney Doll stated it would be part of the motion.

President Valiant asked what are the wishes of the Board.

Richard Reid asked no matter which way we go; it still goes to the Commissioners.

President Valiant said correct.

Attorney Doll said correct.

Attorney Doll stated they would have to amend the ordinance to change the zoning in the County, if they wish to do that. He continued, all you are doing is voting on the recommendation to the County Commissioners, well you're holding a public hearing.

Jeff Willis said I think if we recommend it positively, but put a use and development commitment on there that would make it prepared for a use and development commitment, where if we send no recommendation then there'd be no use and development commitment tied to it.

Attorney Doll stated well the Commissioners could also request that.

Aaron Miller stated I don't have any issues putting a use and development on this. He continued I would have concerns of some of these neighbors if something can go awry, taxidermy or something



else of that magnitude, we would be prepared to do some type of use and development to state what we plan on doing on that property.

(Talking from audience)

President Valiant stated you have to come up here.

Laura Markiewicz stated I apologize for interrupting at the end. She said I am a homeowner and I'd like to direct my question to you please. (looking at Mr. Lamping)

President Valiant said please address your question to the Board and we will ask the question to him.

Laura Markiewicz said ok, my question is obviously you've driven the area and looked at but have you really looked at it, the houses I mean. She stated I do live on Lenn, I live across the street from it and down the way. She continued I know the traffic now is ungodly and I do know its... uh I'm not sure his business is going to cause that much traffic, but even the littlest amount is going to push people back at that light more and you say they are going to be fixing the road wider cause it is ungodly now. She said backing out of your driveway is almost impossible because of the cars coming and going, but the question I would like to bring to you, if I may, is would you like to have a brand-new home that you were just fortunate enough to able to buy at this age, and then have a commercial building put across from you. She continued the other commercial buildings were already there, we knew they were there when we bought, they were already there and now they're talking about bringing in more commercial, and I understand you say you could put limits on it. She said I understand that, but my own yard, we're speaking of the animals, I'm just a touch short of an acre on a single-family home right on the street there, my own yard is beautiful and it's a refuge and it's a wonderful feeling to be this age and think I have a refuge. She continued yes it took me and my husband a long time to get there but we have it now. She said I know this has already been talked about and I apologize for reiterating, but the value scares me to death of a new business that's commercial coming in across the street. She added and yes, he's going to put a residence on there, well that's great for the man that's working there but what about the people that live next to him, across the street from him or the other animals which you addressed so thank you all so much for your time.

President Valiant said thank you.

Jeff Willis said thank you.

Chad Bruce said I have one thing that wasn't considered. He continued, I know it's not the land owner's responsibility to take the water runoff from everybody else but I would like to ask the question in an agricultural zoned, residential zoned 1.6-acre lot, you're going to have 3000, 2000 square feet of house on that lot, the rest of that is going to remain grass, trees, soil that will absorb that water that comes onto that property. He continued we're talking about converting this to commercial with a 3500 square foot 2 car garage plus a 1600 square foot residence plus a paved parking lot. He continued so are we going to have 10,000, 20,000, 30 - 40,000 square feet of pavement. He said now it's not his responsibility to take water runoff from anything else, but it's

also not his right to push 20,000 square feet of paved water into a drainage area that's going to back up onto our property. He said so that would be my question for the Board and also for the petitioner, is he going to take some steps to ensure his water runoff is not pushed onto our property. He also asked and does the Board feel that doing some kind of variance on this and allowing 40,000 square feet of pavement in a residential area, you know, do we all think that's a great idea.

Aaron Miller stated we won't have a 40,000 square foot parking lot um, and we'll be having grass areas on our property to absorb some of that water. He continued and some of that water coming downhill from the neighbors we will do our best to make sure to run that off to a safe location.

President Valiant asked what are the wishes of the Board. He continued one more time what...

Jeff Willis asked can we, like in the use and development, can we set in there where he couldn't have more than 2 employees or something.

President Valiant said he's not going to have employees.

Jeff Willis said well, he said he isn't going to have any now but if he sells it somebody in the future...

Attorney Doll said you could do that, you could do fenced storage as is required in this zoning,

Jeff Willis said yes as required.

Attorney Doll continued you could do the limitation, you could limit it specifically to automotive service and repair with an apartment storage because that's what the application says.

Jeff Willis said right.

Attorney Doll asked um, so does that answer your question.

Jeff Willis said I think, because one of the concerns was that he's only going to have it work there himself but five years from now, he sells it, moves and somebody else buys it and it's zoned for an auto repair and they come in an open up every bay and his home garage and they use that to work on things.

Aaron Miller stated I understand that, I look at that and when you start talking about limiting everything, that's when the value of property goes down. He continued when you keep somewhat of that open, and you and Pat 20 years down the road says hey I'm ready to sell this and another guy and his family wants to come in and work, and you've limited it to certain employees they can't buy his shop because you've limited his employee base down.

Jeff Willis said but then he could come back to the Board at that point and the neighbors that live there at that point, ask hey can we get rid of this limitation or can we change it.

Aaron Miller said yea, I just hate to throttle it down too much.

Jeff Willis said that's why instead of saying just him, like you know 2 or 3 employees, so he'd have room to hire somebody but not have a full blown 30 employees or something.

Aaron Miller stated I think the size of a shop would show that, I mean were not talking about something that's right across the street that's got, I don't know 8 or 9 bays, right down the street, we're talking about 2 bays. He continued I understand where we're coming from there, I really do and if we want to limit to an employee, let's, I mean, um I would just keep it reasonable for expansion on a 2-bay garage. He said I think maybe 3 to 4 employees would be something fair um but...

President Valiant asked that's not in the plans right, it was him working on cars.

Aaron Miller said it's him working on the cars.

President Valiant said so there should be no reason for...

Attorney Doll said any employee.

President Valiant continued there should be no need for any employee, correct, I mean, besides himself.

Aaron Miller answered well, if you have somebody, um I don't know who is in the office, let me see if his wife is actually running his office as an employee. I don't actually know.

President Valiant stated because now you're talking about employees and now, you're increasing traffic again more than just them and two cars.

Jeff Willis said that's why I said 2 or 3 or 4 rather than just him, because okay so maybe he would want his kids to work for him, I don't want that to cause an issue or maybe he wants someone to come in and help him on the weekends.

Aaron Miller said I would be fair with that, I would be fair with that, yea.

Richard Reid asked has drainage been looked at as far as this.

Mrs. Barnhill stated not yet.

Dave Goldenberg said because we don't have the plans yet.

Mrs. Barnhill stated when we have the firm plans and they look at soil disturbance, paved parking and all of that, the Surveyor's office will be involved and determine what kind of drainage would be required, if detention would be required. She continued they are not allowed to push water off the property any more than what is currently being done now.

Attorney Doll said no change.

Mrs. Barnhill said right, no changes.

Attorney Doll said net neutral.

Dave Goldenberg said so if it is moving forward, that will be looked at without cause to the neighbors, they're not going to allow them to move water.

Attorney Doll stated the County, the County will make sure, they have to demonstrate with an engineering report that the drainage is net neutral that the lot is not expelling any more water that it currently does. He continued now how you do that depends on the parameters of the property. He added do you have to do that with detention, do you have to do it, I mean there is property in Warrick County that has underground storage tanks strictly for storm water and then they expel it gradually.

Dave Goldenberg asked so their current plans may have to change somewhat to fall within...

Attorney Doll stated there aren't any current plans.

President Valiant said I was going to say there aren't current plans right now.

Dave Goldenberg asked so you're just talking numbers, square footage.

Attorney Doll stated this just deals with the zoning, that's all it deals with.

President Valiant stated if the Commissioners yea or nay this at the next meeting will depend on the plans that they put in place.

Attorney Doll said if the Commissioners approve the zoning, then you've got to design it, you have to get state approval, you'll have to come to drainage and you'll have to, Bobby Howard will have to be formalized with a road plan for the entrance way off of Lincoln which will also ... He asked will that require state, Lincoln.

Mrs. Barnhill asked what.

Attorney Doll asked will the Lincoln driveway permit require state approval.

Mrs. Barnhill replied no, just the normal.

Attorney Doll said okay I didn't know if they had money in that project or not.

Mrs. Barnhill said not according to Bobby Howard.

Attorney Doll said well, it will take a commercial permit.

Mrs. Barnhill replied yes, everything will be commercial grade.

Jeff Wills said I will make a motion to recommend, I'm sorry are you still talking.

President Valiant said no, you're good.

Jeff Wills continued I will make a motion to recommend PC-R-24-05 for approval with a use and development commitment limiting employees to no more than 4 and the businesses as described in the application. The motion was seconded by Dave Goldenberg. Three yes's and one no.

President Valiant said alright, so.

Attorney Doll asked do you want a roll call.

President Valiant said we can roll call it, but I think it was obvious.

Attorney Doll asked Richard were you the only no.

Richard Reid stated yes.

Attorney Doll said there's the roll call.

Mrs. Barnhill said okay, so.

Attorney Doll said it fails.

Mrs. Barnhill said it fails.

Attorney Doll said it fails, it has to be unanimous because there are only 4 members here tonight of the 7 members of the Board, so it fails. He asked now is there a second motion.

Jeff Willis asked if we make a motion to deny it then we have some no's and some yes's and it fails, then we just send it with no recommendation at that point.

Attorney Doll said you can send it with no recommendation.

Mrs. Barnhill asked Richard would there be anything that you would want to add to that that would make you vote one way or the other.

Richard Reid replied no, I just think it is spot zoning so I don't want to see the spread going.

Attorney Doll said he's opposed.

Aaron Miller asked is that considered spot zoning.

Attorney Doll said it's in the eye of the beholder. Indiana Supreme Court says spot zoning singularly is the change in the use in a piece of property that is incongruent with the surrounding

properties. He continued obviously the homeowners tonight are making that argument. He said now if you look at it objectively from an overhead view, it has a C-4 in the neighborhood, I wouldn't say it's across the street, but it's in the neighborhood and I don't know what's caddy corner from this property, it's a vacant lot, I don't know what its zoned. My recollection is there is a canine training facility.

Aaron Miller stated its zoned agricultural I believe.

President Valiant asked is that diagonal from it.

Attorney Doll said no, its due east of the property, um I don't know what it entails, but I just see the sign.

Aaron Miller asked what does it show that is zoned.

Mrs. Barnhill asked east.

Attorney Doll said yes.

Mrs. Barnhill continued and north of Lenn.

Attorney Doll said no, right across Lenn.

Jeff Willis said right across Lenn and to the East.

Mrs. Barnhill said east and okay...

Jeff Willis said between the apartments and ...

Mrs. Barnhill said that's all C-4.

Jeff Willis said no, its south of that.

Mrs. Barnhill asked where.

Jeff Willis said 7211.

Mrs. Barnhill said 7211 is agricultural.

Aaron Miller asked its zoned agricultural and it's got a business on it.

Mrs. Barnhill said I don't know what it has on it.

Attorney Doll said well, animals could be considered agricultural. He continued so it's debatable whether it's spot zoning. He stated in my opinion it's not but in Richards opinion it is, and he has a vote.

President Valiant said alright.

Attorney Doll asked so is there a motion that could have all 4 votes to send it to the Commissioners without a recommendation.

President Valiant said I'll make that motion.

Richard Reid asked did you make that motion.

President Valiant said I'm making the motion that we send it without a recommendation. The motion was seconded by Richard Reid. The motion passed unanimously.

Attorney Doll said so it's moving, it will go to the Commissioners. He continued folks you've got another opportunity; it's not getting a favorable recommendation but it's not getting an unfavorable recommendation. He stated it's simply getting no recommendation, you could say it's the status quo, but the Commissioners who sit at this same table on July...

President Valiant said the 8<sup>th</sup>.

Mrs. Barnhill said the 8<sup>th</sup> at 4.

Attorney Doll said July 8<sup>th</sup> at 4 o'clock in the afternoon, will have the final decision about whether this is rezoned or not because they have to amend the, there's a County wide zoning map passed by an ordinance, what's being asked for is to change the zoning on this piece of property. He continued they have to amend that map to approve the zoning change, okay so that would amend it from an "A" to a "C-3" and that's who does it, only Commissioners can pass ordinances at the County level, so that's what's happening.

Aaron Miller said thank you for your time everybody, I appreciate it.

President Valiant said thank you sir. He continued next item.

**COMP 23-03 & 23-04:** Harley & Paula Walker. 3284 & 3294 E SR 62. Possible zoning violation. *Continued from August 14, 2023, November 13, 2023, January 8, 2024 & April 8, 2024 meetings.*

Attorney Doll asked are they here.

Mrs. Barnhill said the Walkers, yes, I see Harley walking up.

President Valiant said I thought I saw them in the back.

Attorney Doll said yeah the very back wall.

Mrs. Barnhill said I don't see our inspector.

Harley Walker said we've been busy.

Attorney Doll said yes you have.

President Valiant said that's good.

Mrs. Barnhill agreed uh huh.

President Valiant asked where is the latest and greatest.

Attorney Doll asked are the top ones the latest.

Mrs. Barnhill stated there it is, so the inspector went out there today and took some photos and I've tried to kind of keep them in order with the April photos so you can flip through and compare them side by side, he has gotten a lot done. She continued so you have the June 10<sup>th</sup>.

Attorney Dolls asked June what.

Mrs. Barnhill said June 10<sup>th</sup>, that's today.

Attorney Doll asked this back one.

Mrs. Barnhill said yeah it'll be...

Attorney Doll said the very last.

Mrs. Barnhill said after your complaints. (showing Attorney Doll the photos) She continued that's January and then there will be April and then the June 10<sup>th</sup>. She continued those are today, the pretty ones.

President Valiant asked did you say the pretty ones.

Mrs. Barnhill said yep, see how blue the sky is.

Harley Walker said that is a pretty picture of the sky.

Mrs. Barnhill said I know isn't that pretty.

President Valiant said sir, you have been busy.

Harley Walker said I have been. He continued it's been an effort, it takes time, it took 7 years to get it that way, it ain't going to take just a few months.

President Valiant said it's what it takes right.



Harley Walker stated I got a few upset customers because I took time out to do this instead of take care of them but you know how it is.

President Valiant said hopefully they understand where you were at, um yeah you've been very busy.

Attorney Doll said so..

Harley Walker said I have one statement to make.

Attorney Doll said sure.

Harley Walker said the last meeting I was here, a couple of months ago, I want to apologize for getting a little irate.

Attorney Doll said sure, you're fine.

President Valiant said you're fine, thank you. He continued as long as you stay on that side of the podium, we're fine.

Paula Walker said we've just been stressing over it.

President Valiant said I understand and as I would be. He continued like I said, I'm looking at the April and the June and its literally night and day difference.

Attorney Doll asked what's your plan, are you done or is there more to do.

Harley Walker said there is more to do, the 3284 property is pretty well done I think according to, she got to talk to the inspector this morning cause I was working, and he was really happy with that. He continued on our property I have contacted the guy that owns the Dutchman travel trailer 3 different times. He said my last conversation, I can't get him to call me back so I sent him a message through messenger that he needs to come get it or give me the title so I can scrap it. He continued Paula ran into him at WalMart a few months ago and he said I'll just sell it to you for \$500, it ain't worth \$500, it's going to cost that much to get rid of it. He stated I spent \$300 getting rid of tires. (chuckling) He continued so I'm working on getting rid of that.

Attorney Doll asked how much time do you need Mr. Walker, to finish cleaning up the property.

Harley Walker replied on my property, 3294, the back behind the mobile home that's going this way that I use for storage, the double wide is full, I use it for storage. He continued there's an area back there, I got a friend of mine who is going to let me borrow his mini excavator to get rid of all of the tree stumps out of there and a lot of that stuff is going to go back in there. He also stated there is a motor home that needs to go away, it is an antique and I've listed it with some people that are into the old Dodge stuff to see somebody wants to take it off my hands because there are some very usable parts on it for somebody that's restoring something.

Paula Walker said that's way back there.

Harley Walker said and that's where, no, that's that old ford. He continued I was going to take double wide; the two pieces and I was going to move them over in to where the storage stuff is so you when you drive by you can't see anything.

Attorney Doll asked so how long.

Harley Walker said it's going to take the rest of the summer.

Attorney Doll said okay.

Harley Walker said this is my busy time, you know.

Attorney Doll said I understand, that's one of the things that this Board works with is time.

Harley Walker said but as you can see, we've made a lot of efforts here.

Attorney Doll said you have.

Jeff Willis said if you'd have come in with it looking like April it'd probably be a different conversation.

Harley Walker said I understand that.

President Valiant said you are making a lot of progress and I think I speak for the Board when I say that we appreciate it. He continued obviously we are put in a position of taking care of matters like this but you are definitely going at it. He asked what do you say if we revisit this in 60 days.

Attorney Doll said September.

President Valiant asked you're thinking September.

Harley Walker said I have no problem, that's fine, I also have no problem if you'd like me to take pictures from this day on once a month.

President Valiant said we can have our guy do that.

Harley Walker said okay.

President Valiant said that's part of what he gets paid to do. He verified September.

Jeff Willis said September looks good.

Attorney Doll said September.

Mrs. Barnhill said we meet on the 9<sup>th</sup> that month.

Attorney Doll said so it would be a motion to continue this to September.

President Valiant said that's what I'm doing. The motion was seconded by Dave Goldenberg and passed unanimously.

President Valiant said you've done a great job.

Attorney Doll said don't stop.

Harley Walker said okay guys thanks.

President Valiant said you guys be safe.

**ATTORNEY BUSINESS:**

Attorney Doll stated nothing.

**EXECUTIVE DIRECTOR:**

Mrs. Barnhill stated budgets, I sent these out in an email, it's also in your packet. She continued everything remains the same, 5% raise on the office staff.

President Valiant said that's what you're asking for.

Mrs. Barnhill continued is what we're asking for, I heard a lot of other people were going with 7%, I don't know, the Council...

Richard Reid said they're mean.

Dave Goldenberg asked what are you saying.

Mrs. Barnhill said the Council will do what they...

President Valiant said the Council will do what they please.

Jeff Willis said the inflation wasn't 7% this year, it was only 2.9, come on.

Mrs. Barnhill continued they will do what's appropriate. She said the only other thing that I did was that I took \$350 out of travel expenses and I put that into legal notices because that is really the one thing going up in our office, it's not terrible but I've had to transfer some money over the last two years to that account.

President Valiant asked do you have travel expenses.

Mrs. Barnhill answered nope, not really.

President Valiant said okay.

Jeff Willis said they will if it's not budgeted though.

President Valiant said yeah, as soon as we cut.

Mrs. Barnhill said yea.

President Valiant asked any questions or concerns with the budget that Molly has proposed.

After ascertaining there no questions or concerns, he mentioned a motion to approve this so you can send it on.

Dave Goldenberg said I'll make that motion. The motion was seconded by Jeff Willis.

Richard Reid asked if he could abstain.

Attorney Doll answered you can't abstain because it's ineffective because we don't have 4.

Richard Reid said well.

Mrs. Barnhill said I have to turn it in at the end of the month.

Richard Reid said then I vote aye. The motion passed unanimously.

Mrs. Barnhill said thank you.

Attorney Doll said thank you.

President Valiant said thanks Richard. He continued is there any anything else.

Mrs. Barnhill said no.

President Valiant asked a lady in the audience saying Ma'am are you waiting for something special. No, okay, just making sure we didn't skip over something you might have been here for, alright, thank you. He continued does anyone else have anything else for the betterment of the Board, if not.

Richard Reid made a motion to adjourn. The motion was seconded by Dave Goldenberg and the meeting adjourned at 7:17 pm.

ATTEST:

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Molly Barnhill, Executive Director

Jeff Valiant, President