



Zoning & Subdivision Committee
Tuesday, September 7, 2010 1:30 pm

The Zoning and Subdivision Committee met in regular session on Tuesday, September 7, 2010, at 1:30 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Heather Martin, Fereidoun Shokouhi, Jenny Snapp, Jeff Stauch, and Andy Yoder. Guests attending the meeting were: Thom Ries, Terrain Evolution; Chris Lanka, Terrain Evolution and Bill Narducci, Union County Engineer's Office.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the August 10, 2010, meeting was approved as follows: Fereidoun Shokouhi made the first motion to approve the minutes as written and Jeff Stauch made the second motion to approve the minutes as written. All in favor.

1. Review of Jerome Village *Amended* GPN-2 Preliminary Plat, Jerome Township, Union County – Staff Report by Jenny Snapp
 - Paul – What was the resolution of the variances?
 - Bill – They requested a variance on five curves, three had been through the office. We approved the three and not the other two; they have been revised to meet design standards.
 - Charles Hall made the first motion to accept the staff recommendation to recommend approval of the Jerome Village Amended GPN-2 Preliminary Plat with the condition that comments from LUC staff and reviewing agencies be incorporated into Construction Drawings and the Final Plat, and Paul Hammersmith made the second motion to accept the staff recommendation to recommend approval of the Jerome Village Amended GPN-2 Preliminary Plat with the condition that comments from LUC staff and reviewing agencies be incorporated into Construction Drawings and the Final. All in favor.

2. Review of Jerome Village GPN-6 Preliminary Plat, Jerome Township, Union County – Staff Report by Jenny Snapp
 - Bill – same situation, the variance was removed so there are no outstanding variance requests. It complies with all design standards except the right of way which was previously approved.
 - Charles Hall made the first motion to accept the staff recommendation to recommend approval of the Jerome Village GPN-6 Preliminary Plat with the condition that comments from LUC staff and reviewing agencies be incorporated into Construction Drawings and the Final Plat, and Paul Hammersmith made the second motion to accept the staff



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- recommendation to recommend approval of the Jerome Village GPN-6 Preliminary Plat with the condition that comments from LUC staff and reviewing agencies be incorporated into Construction Drawings and the Final Plat. All in favor.
- Fereidoun – In regards to the comments of the Health Department, will this affect the subdivision?
 - Andy – It's in regards to existing homes, it doesn't apply to the subdivision.
3. Recognition of Don Walters – The Zoning and Subdivision Committee will recommend recognition of Don for his years of service to the Zoning and Subdivision Committee. Scott asked Jenny to prepare a Resolution for the Thursday Executive Committee Meeting.
4. Discussion was held regarding the meetings and the role and participation of attendees who are not on the committee.
- Greg – There was an issue at a previous meeting, with legal comments that were given to us that were inappropriate.
 - Scott – That would be the role of the chair to take control of the meeting and not allow it to continue.
 - Fereidoun – I did casually mention at the time to her that we do have legal counsel.
 - Scott – I've been informal where we hash it out in regards to what's going on, we let the discussions linger on to prevent it from happening at Executive Meeting. I feel like this is the place to debate that, but if others feel differently, it could change.
 - Charles – We have run into other situations out of Jerome Township that we have been accused of not spending time on an issue when no one is here to ask questions of. The best thing is that if she wants to be here to answer questions that are to our benefit, but she's not a lawyer, she's a Jerome Township representative.
 - Paul – We just don't want to establish a pattern of her coming here and doing it. I agree with Charles that she's a representative of the Township and shouldn't step over to be the applicant's legal counsel.
 - Fereidoun – Rather than waiting for a controversial topic that may bring members of the public in for a meeting, maybe we need to address the issue and have a standard of how we are going to handle the meeting. Somehow, someday, maybe we need to have something established.
 - Charles – We've had issues come before us that would have helped if they were here to ask questions about it.
 - Fereidoun – I agree, that would be the Chair's prerogative, what I think is eventually we are going to have 10 or 15 people who want to get involved and get into a discussion. If we have some kind of format established before they get here, it will be better.

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- Paul – I don't think that it would have helped in this situation; I think it looks negative to the public if they're only given five minutes to speak at the beginning of the meeting. I think in this case, it's a role definition of who is she representing.
 - 5. Subdivision Regulations - Jenny reported that she and Bill met a few weeks ago, we're ironing out some items for the Subdivision Regulations, if you want to meet next month before the Z&S meeting to discuss them. Jenny and Fereidoun will meet before the meeting to discuss comments that he has. Suggestion was made to hold it at the end of the meeting instead of having it before the meeting.

The Zoning and Subdivision Committee adjourned at 1:49 pm with Fereidoun Shokouhi making the first motion to adjourn and Paul Hammersmith making the second motion to adjourn.