

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
MARCH 2025 REGULAR MONTHLY MEETING
AGENDA**

DATE: March 6, 2025

PLACE: Commissioners' Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Stephen Brand	Chris Smith	
Nate Carroll	Jerry Dishman	Michelle Owen
Dustin Clark	Teresa Hensley	Rickie Sipe
	Jesse Landess	

Advisory Members

Tom Borchers	Justin Curley	Adam Leach
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MINUTES: Consideration of the February 2025 regular meeting minutes.

NEW BUSINESS:

MPC 06-25Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Whitely Community Council**, PO Box 665 Muncie, Indiana 47308, requesting a change in zone from the R-4 Residence Zone to the BV Variety Business Zone on premises located at 1300 Block East Centennial Avenue, Muncie, Indiana 47303, as more accurately described in the application.

MPC 07-25Z Jurisdiction: County Commissioners

Being a consideration of an appeal filed by **Eddie McKibben**, 5006 West Churchill Court, Muncie, Indiana, 47304, requesting a change in zone from the R-2 Residence Zone to the BV Variety Business Zone on premises located at the 6200 Block South County Road 294 West, Muncie, Indiana, 47302, as more accurately described in the application.

MPC 08-25Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Net Lease Properties and Gail Van Deusen**, 1000 Forest Park Boulevard, Suite 401, Fort Worth, Texas, 76110, requesting a change in zone from the R-3 Residence Zone to the BV Variety Business Zone on premises located at the 3300 North Milton Street, Muncie, Indiana, 47304, as more accurately described in the application.

MPC 09-25Z Jurisdiction: County Commissioners

Being a consideration of an appeal filed by **Fred and Nellie Edwards**, 8081 North Schindel Road, Albany, Indiana, 47320, requesting a change in zone from the R-1 Residence Zone to the F Farm Zone on premises located at the 8601 East Clifton Road, Albany, Indiana, 47320, as more accurately described in the application.

LEGISLATIVE ACTION:

DIRECTOR'S REPORT:

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
MARCH 2025 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday March 6, 2025 at 6:00 P.M., in the Commissioners' Court Room of the Delaware County Building, Muncie, Indiana. President Chris Smith called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Swackhamer called roll and the following members were present: Mr. Borchers, Mr. Brand, Mr. Carroll, Mr. Clark, Mr. Dishman, Mr. Landess, and Mr. Smith. Absent: Mr. Curley, Ms. Hensley, Mr. Leach, and Ms. Owen.

MINUTES:

Mr. Landess made a motion to approve the February 2025 regular meeting minutes. Ms. Sipe seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Clark, Mr. Dishman, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, February 2025 approved.

Mr. Landess asked if any time limits would be set on speakers.

Mr. Smith stated that he was not anticipating setting time limits, he would just ask that all those speaking keep their comments brief in an effort to allow everyone a chance to speak.

NEW BUSINESS:

MPC 06-25Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Whitely Community Council**, PO Box 665 Muncie, Indiana 47308, requesting a change in zone from the R-4 Residence Zone to the BV Variety Business Zone on premises located at 1300 Block East Centennial Avenue, Muncie, Indiana 47303, as more accurately described in the application.

Ken Hudson, Director of Whitely Community council, 4501 W. Kings Row St., Muncie, Indiana, appeared. He stated that in 2018 they had purchased the property at 1208 E. Centennial Ave with the purpose of transforming it into a northeast side hub of services for the community. He stated the property was split zoned residential and commercial, and that they wanted to correct that for commercial use purposes. He stated that 100 parking spaces would be in the wooded area that was currently located in the residential zone. He stated that the second phase of the development was 10-15 years away, but that they wanted to take care of the zoning issues now. He stated that they had been fundraising for the project, and that of the \$4.5 million needed they had over \$3 million at this time and were hoping to begin construction as early as the fall of this year, or spring of 2026.

Mr. Smith stated that it looked like they had several community meetings and asked how those went.

Mr. Hudson stated that the neighborhood association had been talking to residents and other involved partners for a long time about redeveloping property in the neighborhood. He stated that in 2018 they purchased a former roofing company building, for the express purpose of turning it into the location of the Whitely Community Council to conduct business and meet with residents. He stated that they had been holding community meetings, consulting sessions, gone door to door with flyers, and posted to their website about the project and had talked as much as they could with the residents of the area about their needs. He stated that when the letters went out to property owners about this request, he had received 2 phone calls from people who did not know about the project, and he had explained everything to them, and they were ok with everything. He stated that they were also working with Open Door Health Services, Delaware County Health Department, Ball State University, and others about having space and providing services to the community in this development. He stated that there were youth and adult programs to provide literacy programs, financial classes and other learning programs to help address poverty and the needs of the community. He stated that Muncie Sanitation District (MSD) was helping them obtain elevation measurements for the property for the stormwater management. He stated that the site was a brownfield site that they were putting to a better use for the public and that they were preparing to get their No Further Action letter from the EPA. He stated that there were many partners and a lot of community involvement for the project.

Mr. Landess asked if they had an idea of the types of businesses that would be included here.

Mr. Hudson stated that most of the development would be used for non-profit organizations with the exception of 1 business, a smoothie shop. He stated that they were working with an existing small business owner in the area to help draw in the teenagers, and to mentor them in the retail world.

Frank Scott Sr., 1005 N. Gavin Rd., Muncie, Indiana, appeared. He stated that he was the current President of the Whitely Neighborhood Association, and had been for the past 10 years. He stated that he wanted the Board to know that they had done nothing without the consent and input of the neighborhood. He stated that they had been before this Board before, when there had been complaints, and that they wanted to represent the area positively. He stated that the project would not only benefit Whitely but also Morningside, Aultshire, and areas surrounding Minnetrista.

No one appeared in opposition.

Mr. Brand made a motion for a favorable recommendation for MPC 06-25Z requesting a change in zone from the R-4 Residence Zone to the BV Variety Business Zone. Mr. Carroll seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Clark, Mr. Dishman, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, a favorable recommendation to be forwarded to City Council for introduction at their April 7, 2025 regular meeting.

MPC 07-25Z Jurisdiction: County Commissioners

Being a consideration of an appeal filed by **Eddie McKibben**, 5006 West Churchill Court, Muncie, Indiana, 47304, requesting a change in zone from the R-2 Residence Zone to the BV Variety Business Zone on premises located at the 6200 Block South County Road 294 West, Muncie, Indiana, 47302, as more accurately described in the application.

Mike Dauss, 117 W. 8th St., Anderson, Indiana, appeared to represent the applicant. He stated that the current property owner was in the process of selling the property and that they would like to rezone the property to match the other 3 corners of this intersection. He stated that the buyer planned to develop a convenience store with a fuel station and since they were in the beginning stages they did not have full site plans at this time

Mr. Brand asked where the entrance to the site would be.

Mr. Dauss stated that they were in the preliminary stages with INDOT who stated that until they knew the zoning on the property they would not spend a lot of engineering time into the site.

Mr. Brand stated that this intersection was a challenge for the community, and he had concerns about adding additional traffic to the area. He stated that there had been a number of accidents and even a pedestrian hit and killed as the result of an accident. He stated that he lived near the intersection and crossed it daily, and that the angle of visibility with the amount of traffic was scary. He stated that not knowing where the entrance would be made it difficult for him to make a recommendation.

Mr. Dauss stated that he was not an engineer but that he had talked to INDOT as part of those beginning stages of the development.

Mr. Brand stated that he had received information from INDOT stating that they recognize this intersection as a challenge. He stated that was a 2-way stop with a posted 55 mph speed limit, and that most traffic was likely moving faster than that. He stated that INDOT determined that this intersection was not eligible for a stop light and a roundabout would be too expensive so they were considering a J-turn. He stated that there were many J-turns in Michigan, and basically drivers would need to turn right in order to turn left. He stated that not knowing what INDOT had planned or where the entrance to the property would be, it was difficult personally to understand the negative impacts. He stated that a proposed Dollar General at this same location sued the county a number of years ago, and that the concerns were the same.

Tom Ward, 4880 W. CR 400S., Muncie, Indiana, appeared in opposition. He stated that he lived across 294 West and that the traffic was already terrible. He stated that he had contacted the County Highway Department regarding all of the current semi traffic and if this request was approved the traffic would become unbearable. He stated that he lived right on the corner and that the noise levels now were happening 24/7 and that this would also add to all of that noise. He stated that he was also concerned about all of the drainage, and asked where all of the water would go and that his well was only ~60' from this site.

Debbie Melton, 6211 S. CR 294W., Muncie, Indiana, appeared in opposition. She stated that the site was over 7 acres, and asked if it took that much space for a convenience store and gas station, or would there be more development happening.

Randy Melton, 6211 S. CR 294W., Muncie, Indiana, appeared in opposition. He stated that they had lived here for along time, and that when the Village Pantry was built there was a problem with the gas tanks, and they were still pumping water behind a house next to them. He stated that had been going on for many years and that if this development was approved, everyone's wells would be at risk for contamination. He stated that this property was zoned residential, and there could have been houses built here with no issues. He stated that in 2006 he was riding his motorcycle, and that a 16-year old hit him and he was almost pushed into another car going over 55 mph at the intersection. He stated that the accidents that happen here were not a low speeds,

they were at 55-90 mph and they were bad. He stated that he did not believe anyone in the area would have issue with this being residential in order to keep the neighborhood safe.

Jamie Fryer, 6130 S. CR 294W., Muncie, Indiana, appeared with her husband Steven Fryer, in opposition. She stated that she had many facts to share with the Board. She stated that she grew up in the house she lived in now, and that her parents lived behind them. She stated that 6 years ago the Dollar General tried to develop here and that it was not needed, just like this gas station was not needed and that 6.7 miles away there were 6 gas stations, restaurants, and truck stops. She stated that lives were at stake at this intersection and that those lives were more important than money. She stated that this business did not belong on a dead-end road with only one way in and one way out for traffic. She provided pictures for the Board members of wrecks and accidents that they had witnessed in the area, but that there had been so many more. She stated that she had copies of the of the Delaware County dispatch reports that included terms such as multiple vehicle accidents, loss of consciousness, entrapment, roll overs, motorcyclists racing, cement truck overturned, high speed distracted drivers, and many more concerning reports. She stated that no one does the speed limit and that these issues happen all of the time. She stated that the next group of pictures showed semitrucks stopped and parked along the road so that when drivers were trying to go through the intersection, the visibility was blocked and hazardous. She stated that the next pictures she had showed a semi doing a u-turn in the road, and this this happens all of the time as well. She stated that the Daleville school bus stop was also in this area.

Mr. Brand asked if the dead-end was the school bus turn around location.

Ms. Fryer stated yes. She stated that she had marked on her drawings where the semis would park, which was pretty much everywhere in that area and happened every day. She stated that if development occurred here, there would be more flooding than they already had. She stated that the field closest to her house was a higher elevation and that would cause the water to flood them. She stated that the Board was not just voting for a rezoning, they were voting on people's lives, and that this was just too dangerous and not worth it.

Mr. Fryer stated that another major issue was emergency vehicles having access to 294 West. He stated that the last fire that occurred, Cowan Fire Department had to back down the road because the road was so narrow.

Ms. Fryer stated again that this was a daily occurrence with the safety and traffic issues, and that even if an entrance was located further down the road, it was not worth it.

David Good, 6300 S, Proctor Rd., Muncie, Indiana, appeared in opposition. He stated that his property ran from South Proctor Road to 294 West, and that his property was the lowest point along that road. He stated that he got all of the water running down the ditch and that he had as much as 11" of water in his basement. He stated that when the Dollar General was trying to develop here, the County Engineer had discussed running a ditch from here to No Name Creek but that never happened. He stated that the ditch around the property was flat and level and had no drainage, and he had seen water standing 4' deep in the ditch. He stated that he had asked John Kelly to check records and that there was no county ditch that crosses this property. He stated that his house was built in the 1940's, and that the tiles that were installed then still work, but would not work to the extent of the added runoff.

William Shields, 4008 W. Sandpiper Ct., Muncie, Indiana, appeared. He stated that he owned the other side of the intersection and that it had been rezoned in the 1960's to the Variety Business Zone. He stated that the state had taken 2 acres for the widening of the road and had promised that they would correct the issue with the angle of the road. He stated that they had previously owned the property where the Village Pantry was, and that he wanted to correct some of the

information. He stated that JG Oil had failed to place the proper safety storage tanks, but that the Village Pantry had newer, modern fuel tanks. He stated that when the state widened the road, they did not install any drainage, but they placed a tile on 400 South so that he would have access from his property that he had owned the property for 22 years of remediation. He stated that the county was not maintaining the ditches and roads in that area and that was some of the cause of the problems there. He stated that he was a truck driver and was familiar with the J-turns, and that he had seen it successful in some communities when laid out correctly. He stated that there was a lot more traffic here with trucks heading to Yorktown and that the road was narrow with a drop off on each side. He stated that he did not understand why it would take 7 acres to develop when he had 2.99 acres already zoned Variety Business. He stated that he might not agree with another gas station since the spill from the new station ran down hill to his property, and caused his well to be contaminated. He stated that he could understand the high noise levels and did not know how to remedy that issue other than installing a barrier wall. He stated that travelers are coming off the by-pass at around 70 mph and that he did not believe there was enough police presence to prevent that from occurring. He stated that he supported the residents concerns about the drainage, but that those issues could be corrected. He stated that he did not see the need to rezone this property when he had a property at that intersection already zoned for business.

Mr. Brand asked if there was a pumping station or the outfall of a pumping station on the property.

Mr. Shields stated that was the remediation that was on his property and that it took 22 years for that. He stated that he didn't understand why he had not been contacted about his property both times. He stated that he was not in opposition, but he was worried about safety.

Mr. Dauss stated that his client would be a good neighbor because if he was not, people would not use his services. He stated that the property was listed as 6.5 acres and that the buyer made an offer on the entire parcel. He stated that at this time they did not have a purchase agreement, and had no control over the acreage in the offer. He stated that there was nothing they could do to fix the Village Pantry issues, or the INDOT concerns, but that he would take the information back to his client.

Mr. Brand asked where the client was from.

Mr. Dauss stated that he was from Portage-Crown Point area. He stated that when you see 6.5 acres at a prominent intersection, without the history of the property, it was a nice opportunity.

Ms. Fryer stated that no matter what was offered, it was not worth people's lives, the extra trucks and traffic, noise, and trash that would come with this development.

Nikki Combs, 4901 W. CR 400S, Muncie, Indiana, appeared in opposition. She stated that she had submitted a letter that she asked to be read but she wanted to add a few comments. She stated that she had lived in that area for over 25 years and that for anyone who had not lived near that intersection, there was really no way to understand the safety concerns. She stated that travelers from out of town think they understand the flow of traffic and then change their minds and change lanes at the last minute, and that they just wanted to keep their families and neighbors safe.

Ms. Swackhamer stated that the office had received several emails and letters from those in opposition to the request. She stated that Jeff and Kimberlee Peters sent a letter with concerns about traffic congestion, flooding, decreased property values and safety of the children. She stated that letters from Lisa and Jacob Peters and from Sue and Gary Brown were received in opposition with concerns for traffic congestion, the environmental impacts, decreased property

values, safety of children and increased light and noise pollution. She stated that a letter was also received from Nicki Combs, and that she would read the letter as requested.

Mr. Dishman stated that he was happy to see so many of the neighbors to appear and express their concerns and share their feelings about the request. He stated that those comments weigh heavily on how he votes, and that they presented their feelings very well and that they should keep up the good work.

Mr. Brand made a motion for an unfavorable recommendation for MPC 07-25Z requesting a change in zoning from the R-2 Residence Zone to the BV Variety Business Zone. Mr. Carroll seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Clark, Mr. Dishman, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, an unfavorable recommendation to be forwarded to the County Commissioners for their March 17, 2025 regular meeting.

Mr. Landess stated that he did not live far from this site and remembered when 67 used to be a 2 lanes highway. He stated that this was the second time that 3 members of this board had heard this request for a change in zoning. He stated that he would suggest to the surrounding neighbors to be active politically on the state and local levels to change the situation at that intersection. He stated that if they had a good group of people that could start talking to people to fix these issues so that their children would not have to deal with it in the future.

MPC 08-25Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Net Lease Properties and Gail Van Deusen**, 1000 Forest Park Boulevard, Suite 401, Fort Worth, Texas, 76110, requesting a change in zone from the R-3 Residence Zone to the BV Variety Business Zone on premises located at the 3300 North Milton Street, Muncie, Indiana, 47304, as more accurately described in the application.

Roger Franz, Net Lease Properties, 1004 Forest Park Blvd., Ste 410, Fort Worth Texas, appeared to represent the applicant. He stated that they were requesting the parcel be rezoned to Variety Business to match the adjacent parcels to be combined. He stated that the plan was to redevelop for a 7-Brew Coffee shop and that the proposed rezoned parcel would be used for a landscape buffer.

Mr. Smith asked for clarification that there were 4 parcels involved in the development, and only one was to be rezoned.

Mr. Franz stated yes.

Mr. Brand asked if the parcel would be developed or used only for a landscape buffer.

Mr. Franz stated that it would be for a landscape buffer and for some parking.

Mr. Dishman asked if this was the former uniform store.

Ms. Sipe stated that she was aware that they had recently purchased the property, and it was the former uniform shop.

Mr. Dishman asked if they were rezoning the property behind the uniform shop.

Ms. Sipe stated that there was already a building, and asked if it would be torn down.

Mr. Franz stated yes, all of the buildings would be torn down.

Mr. Carroll asked if all 4 parcels would have the structures demolished.

Mr. Franz stated yes.

Mr. Carroll asked if they had plans for the entrances and exits on the property.

Mr. Franz stated that there would be an entrance from McGalliard Road and entrance on Milton Road that were shown on the site plans.

Mr. Carroll stated that he lived next to the 7_brew on Tillotson avenue, but the drive-thru line was a problem with cars backed up on Tillotson Avenue, and asked if they had adequate space at this location to avoid that issue.

Mr. Franz stated that the vehicle stacking was based on window times, and right now it was difficult to hire and retain staff so that may be some of the problem at the other location.

Mr. Clark asked if they had addressed the greenbelt in their application and if they had the correct buffer and greenspace planned for.

Mr. Franz stated that this was a conceptual plan, and that they would be working through all of the greenspace requirements and flows for stormwater next. He stated that they were on the agenda for the next BZA meeting for variances.

Mr. Daniel stated that they had received site plans and had an opportunity to review those and provide some feedback to the developers. He stated that the corridor standards require a building be setback no greater than 20' from the right-of-way but due to how they had situated the multi lane drive-thru the building would require a setback greater than that. He also stated that the drive-thru lanes would be between the building and the public right-of-way, which also required a variance. He stated that their current plans did meet the requirements for the buffers, plantings, and architectural design of the buildings. He stated that he would add that they had all been pleasant to work with and had provided all of the information he had asked for in the process.

No one appeared in opposition.

Mr. Brand made a motion for a favorable recommendation for MPC 08-25Z requesting a change in zoning from the R-3 Residence Zone to the BV Variety Business Zone. Mr. Dishman seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Clark, Mr. Dishman, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, a favorable recommendation to be forwarded to City Council for introduction at their April 7, 2025 meeting.

MPC 09-25Z Jurisdiction: County Commissioners

Being a consideration of an appeal filed by **Fred and Nellie Edwards**, 8081 North Schindel Road, Albany, Indiana, 47320, requesting a change in zone from the R-1 Residence Zone to the F Farm Zone on premises located at the 8601 East Clifton Road, Albany, Indiana, 47320, as more accurately described in the application.

Ms. Vannice, Ashton Land Surveyor, 325 W. Washington St., Muncie, Indiana, appeared to represent the applicant. She stated that the north part of the property was zoned R-1 Residence

and the south portion was zoned F Farming Zone. She stated that to satisfy an estate, the goal was to divide the property into 3 parcels having the house on one, the metal building on one, and an empty lot where the mobile home used to be. She stated that they would be platting and that the metal building would only be used for personal storage of the family members.

No one appeared in opposition.

Mr. Brand made a motion to approve MPC 09-25Z requesting a change in zoning from the R-1 Zone to the F Farm Zone. Mr. Dishman seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Clark, Mr. Dishman, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, a favorable recommendation to be forwarded to the County Commissioners at their March 17, 2025 regular meeting.

LEGISLATIVE ACTION:

Ms. Swackhamer stated that 3 rezonings had been adopted by City Council;

MPC 02-25Z - changing from the R-4 residence zone to the BC Community Business Zone

MPC 03-25Z - changing from the BV Variety Business Zone to the R-3 Residence Zone

MPC 04-25Z - changing from the R-4 Residence Zone to the BV Variety Business Zone

MPC 05-25Z – changing from the R-3 Residence Zone to the BV Variety Business Zone

Ms. Swackhamer stated that the 2024 Official Zone Map changes had also been adopted by City Council and County Commissioners.

DIRECTOR'S REPORT:

Ms. Swackhamer stated that she had provided the Board with her monthly report that included permits, inspections, complaints, variances, rezonings, and plats (see attached report). She reported that the BZA had a new member, Kristi Knapp, and that she had attended her first meeting and we now had a full Board.

Ms. Swackhamer also stated that National Grid Renewables held a public informational meeting regarding the Royerton Solar project, and that many staff members were able to attend along with many BZA and MPC members. She stated that she, Mr. Smith, and Ms. Murrell were all able to attend a solar workshop and bus tour in White County Indiana. She stated that the morning was a workshop with speakers and in the afternoon, they visited the solar field and they learned a lot. She stated that they walked through the field and were able to see the setbacks that were marked at 250' and 500' from the fence which she felt was very helpful.

Mr. Smith stated that during the workshop what stood out the most to him was the state average for any county that had solar setbacks which was 50' from a property line and 200' from a residence and that Delaware County setbacks were 500' and 550' respectively.

Ms. Swackhamer stated that she had included the solar ordinance that was in place prior to the moratorium being placed. She stated that the setbacks in that document were 500' from the property line and 550' from a dwelling.

Mr. Smith stated that it was a good experience to visit a solar field in person. He stated that another thing that was discussed was agrovoltatics, and he had never heard that term before now.

He stated that farmers who had solar farms could also raise sheep or a certain type of pig that did not dig and were within that fenced in area.

Ms. Swackhamer stated that the County Commissioners stated it was possible that they would have something turned in for the Plan Commission Board to review at the April meeting at the earliest. She stated that she would try and send as much information as possible prior to the meeting for the members to review and that she encouraged them to do some research on their own as well. She stated that due to the expected number of people who will attend the meeting, we would have the meeting at the Justice Center, and the alternate conduct of meeting rules would be used. She stated that those rules addressed time limits on speakers, signing up to speak, not yielding their time to someone else, and if an attorney would be speaking for a group of individuals. She stated that the Board can look at those rules and choose to have those in place for that meeting.

Mr. Murphy stated that in addition to those alternate rules, they had also decided to have solar as a special meeting so the Board could choose to do that again. He stated that those rules worked well at the previous meetings, but that the Board could choose to make amendments if needed. He stated that if they wanted to use the alternant rules, the Board would need to vote in advance of that meeting to do so.

Mr. Smith asked if it could be made in advance of that meeting, or if they would vote at that meeting to use those rules or procedure.

Mr. Murphy stated that it could be done at the meeting, but it would be helpful for the staff if they knew in advance.

Mr. Brand made a motion to approve the use of the alternate conduct of an individual hearing at the time of the solar ordinance meeting. Mr. Clark seconded the motion. Ms. Swackhamer called for all those in favor to say aye, all those opposed same. She stated that the ayes have it, motion carried.

Ms. Swackhamer stated that she had received an email from Sheryl Swingley who had asked that the letter be shared with the Board. She stated as a reminder that all public communication should come through the Plan Commission Office so that it can be distributed to all members of the Board.

Ms. Sipe asked if it would be possible on the report to break the building permits down into residential and commercial numbers.

Ms. Swackhamer stated yes.

Ms. Sipe stated that she would like to mention that Mr. Carroll was now the President of the Homebuilders Association and he would a good leader.

Mr. Landess asked if during their visit to the solar farms if any had come to the end of its life and had been decommissioned and how that may have been handled.

Ms. Swackhamer stated no, but that they did offer a lot of information about the condition of the soil and the benefits of letting the ground rest. She stated that there was discussion of planting pumpkins or popcorn under the panels along with some of those appropriate animals. She stated that they had a tornado in that area during the installation of the panels, and that some had been damaged so they did discuss that.

Mr. Smith stated that they stated everything stayed within the fence during that damage.

Ms. Swackhamer stated that they discussed how the damage they did occur had come from debris being blown into that area from other damaged structures and hitting the panels. Ms. Swackhamer stated that they had wind turbines and that out of 70 they had, one was damaged when the electricity went off and caused one of the blades to fall off.

Ms. Sipe asked if they discussed where the electricity went.

Ms. Swackhamer stated that the power is collected and then distributed to the main areas that disperse it everywhere else.

Ms. Sipe asked if those area were out of state.

Mr. Smith stated that they could be.

Ms. Swackhamer stated that they described it as molecules, and that you might get something back just maybe not the exact molecule you put in.

Ms. Sipe stated that was something that had not really been discussed as to where the collected energy went.

Mr. Smith stated that they mentioned some power companies could have agreements with solar companies that they would purchase a certain number of kilowatts from the source, but outside of those agreements the energy could go anywhere.

ADJOURNMENT:

Chris Smith, President

Kylene Swackhamer, Secretary