

Meeting Summary
11-27-23 Board of Commissioners Meeting

CONSENT AGENDA

Approval of Claims - Accounts Payable & 11/17 Payroll
Approved.

Minutes - November 13, 2023
Approved.

2024 County Holiday Schedule
Tabled until the December 11 meeting.

PUBLIC HEARINGS

RZ2023-3 Ratcliff Re-Zone Request Land at 1388 West U.S. Highway 136 from Commercial to Residential

Ordinance 2023-28 Approving the Request of Ratcliff, Inc. and Rezoning a Certain Parcel of Land at 1388 West U.S. Highway 136 from Commercial to Residential
Approved the rezoning of the parcel from Commercial to Residential.

The parcel is located on US Highway 136, 650 feet West of County Road 125 W. The parcel is .7 acres with an existing building that previously was used as a doctor's office. The petitioner will remodel the existing building for change of occupancy to a single-family dwelling and add an unattached garage to the site as well.

RZ2023-4 Nucor Corporation Re-Zone Request at 4259 E Ladoga Road from Agricultural & Commercial Zoned property to Industrial

Ordinance 2023-29 Approving the Request of Nucor Corporation and Rezoning Certain Parcels of Land at 4259 East Ladoga Road from Agricultural and Commercial to Industrial

Approved the rezoning of four parcels of approximately 152 acres located south of Ladoga Road to Industrial in order to develop the site for industrial manufacturing. The parcels are owned by Nucor Corporation.

Text Amendments to Chapter 159: New Zoning Districts, Bulk Standards and add Articles 16, 17, 18 & 19 to the Montgomery County Zoning Code

Ordinance 2023-30 Adopting Text Amendments to the Zoning Ordinance

Approved text amendments to the Zoning Ordinance.

ZA2023-1- New zoning districts, Accessory uses, Use table, Bulk standards and Development Plan Review.

Added Articles: 16 Outdoor Lighting, 17 Off Street Parking, 18 Landscaping and Screening and 19 Signs.

Procedure: After a Zoning Ordinance is adopted, the text of the Ordinance may be amended. Amendments usually are the result of new zoning issues in the jurisdiction, problems in the administration of the Ordinance, or the discovery of errors which require technical correction. Text amendments are initiated by either the Plan Commission or County Commissioners and require a public hearing. After you conduct a public hearing the County Commissioners will rule on amendments to Chapter 159.

Article 2 - District Regulations

2.02 Zoning Districts

The amendment to section 2.02 expands from the original six districts (A, R, C, I, AO, PUD) to incorporate four new residential classifications a second Commercial class along with an Institutional classification

Article 2 amendment adds definitions for each individual classification. These definitions explain the newly created zoning districts R-1,R-2, R-3, R-4, MH, IN AND C-1.

Article 2 Use Table A has been amended by individual use with the associated zoning classification. The table lists multiple uses and each individual zoning class in which the use is conforming.

Article 2.18 adds language for accessory use which is conforming in all districts and outlines the attributes of accessory.

Article 2.19 adds the bulk standards that apply to each district.

Article 14 - Development Plan Review

14.03 this section is edited to add the uses from article 2 that would be required to file a development plan with the Commission. The amendment to article 14 also adds an expansion of use structure or site for additions to existing properties of 35% or more.

New Article 16 - Outdoor Lighting Standards

Adds an article to Chapter 159 for lighting on properties in R-2, 3,4, C, C-1, MH, IN and I. the lighting standards will regulate exterior lighting trespass.

New Article 17- Off Street Parking and Loading

Sets standards for adequate area of size and location for off street parking within the County. The article also sets requirements for parking space size as well as driving lanes associated with the off street parking.

ADA standards for parking lots in chapter 159 with the intent to provide parking requirements for various uses.

New Article 18 - Landscaping and Screening provides requirements to foster development that will protect and preserve the appearance and increase the compatibility of uses to minimize noise, dust and other intrusions to other adjacent uses.

New Article 19 - Signs Is designed to maintain the aesthetic nature of the County and to minimize negative effect of signs to nearby properties. The article also allows for consistency of regulation throughout the County.

NEW BUSINESS

Open Highway Department Annual Bids

Opened the annual bids for the Highway Department for Tires; Aggregate; Bituminous; Oil; Fuel; Culverts; Bridges; Guardrail; and Salt the bids will be reviewed by the Highway Department.

Notice to Bidders - 2023-2 CCMG Project -

Authorized the issuance of the Notice to Bidders for the 2024 Community Crossing Matching Grant paving program.

*Project includes paving the following roads: CONCORD RD FROM CITY LIMITS TO CR 400 N; CR 150 S FROM LADOGA RD TO NUCOR RD
CR 700 N FROM US 231 TO CR 100 W; CR 600 S FROM US 47 TO NEW MARKET TOWN LIMITS; CR 600 S FROM NEW MARKET TOWN LIMITS TO US 231.*

United Consulting Task Order No 7 - Scour Maintenance - \$143,000

Approved Task order #7 with a total cost of \$143,000 for United Consulting to assist the County in preparing to scour nine bridges as identified in the bridge improvement plan. The work will include submitting permit applications, conducting hydraulic analysis and assisting with the bidding process. The Cum Bridge fund will pay for the work.

Discuss last meeting in December schedule

Established December 20th as the meeting date for the last meeting in December.

ORDINANCES

Introduction Ordinance 2023-31 Adopting a Policy for Recording Receipt of Real Estate and Personal Property Tax Payments

Introduced Ordinance.

SBOA has issued a directive to County Treasurers to adopt a policy to effectively implement the statutory requirements of Indiana Code 6-1.1-37-10 related to receipts of tax payments and the issuance of penalties in the cases of late payments. The County Treasurer has procedures in place and now desires to adopt them into the County Code of Ordinances as official policy.

RESOLUTIONS

Resolution 2023-7 Resolution of the Montgomery County Board of Commissioners Approving an Order of the Montgomery County Plan Commission

Approved.

Nucor Corporation is planning the development of two new industrial and manufacturing facilities, one of which is south of the intersection of Nucor Road and County Road 500 South (Ladoga Road) in the County (known as the "Nucor Towers Project"), and one of which is on its site west of Nucor Road in the County (known as the "Nucor Coatings Project"),

Allocation areas for the Tax Increment Finance District are being established or amended to assist with Nucor's new development. The Plan Commission confirmed through an Order that the allocation areas comply with the goals of the Comprehensive Plan.