

MINUTES
BROWN COUNTY AREA PLAN COMMISSION
COUNTY OFFICE BUILDING
JANUARY 24, 2017
TUESDAY, 6:00 P.M.

ROLL CALL:

Dave Harden, President called the meeting to order at 6:00 p.m. Members present were Paul Navarro, Debbie Bartes, Alyssa Besser, Carol Bowden, Dave Harden and Jane Gore. Also present were Christine Ritzmann, Director, Ora Roberts, Office Manager and David Schilling, Attorney. Absent was Russ Herndon.

APPROVAL OF MINUTES:

Mr. Navarro nominated Mr. Harden as the 2017 President of the APC Board. Ms. Gore seconded the motion. A roll call vote was taken. All were in favor.

Carol Bowden	yes	Alyssa Besser	yes
Jane Gore	yes	Debbie Bartes	yes
Paul Navarro	yes	Dave Harden	yes

Ms. Bartes made a motion to nominate Carol Bowden as the 2017 Vice President of the APC Board. Ms. Gore seconded the motion. A roll call vote was taken. All were in favor.

Dave Harden	yes	Debbie Bartes	yes
Jane Gore	yes	Alyssa Besser	yes
Paul Navarro	yes	Carol Bowden	yes

Ms. Bowden made a motion to nominate Ora Roberts as the 2017 Secretary of the APC Board. Mr. Navarro seconded the motion. A roll call vote was taken. All were in favor.

Jane Gore	yes	Debbie Bartes	yes
Paul Navarro	yes	Alyssa Besser	yes
Dave Harden	yes	Carol Bowden	yes

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Ms. Bowden made a motion to nominate Dave Schilling as the Attorney for the APC Board in 2017. Ms. Besser seconded the motion. A roll call vote was taken. All were in favor.

Paul Navarro	yes	Jane Gore	yes
Dave Harden	yes	Debbie Bartes	yes
Carol Bowden	yes	Alyssa Besser	yes

Ms. Bartes made a motion to approve the December 19, 2016 meeting minutes. Mr. Navarro seconded the motion. A voice vote was taken. All were in favor.

OLD BUSINESS: There was no old business.

NEW BUSINESS:

17-P-01 TIM AND FAWN UPDIKE, PETITIONERS.

The petitioners are requesting a replat of lots 15 and 16. The property is located at 8089 Heathers Pass in Van Buren Township.

Ms. Ritzmann read the staff report. Mr. Navarro commented that the petitioners have been specific with their intentions of the property.

Those speaking in favor. There were no speakers.

Those speaking in opposition. There were no speakers.

Mr. Harden moved the meeting back to the Board.

Mr. Navarro made a motion to approve the petition. Ms. Gore seconded the motion. A roll call vote was taken. The vote was 5-0. Mr. Harden abstained.

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Jane Gore	yes	Dave Harden	abstain
Alyssa Besser	yes	Jane Gore	yes
Debbie Bartes	yes	Paul Navarro	yes

2) 17-P-02 ARCHIE JOHNSON, PETITIONER.

The petitioner is requesting primary approval for a 4 lot major subdivision. The property is located at 4602 State Road 46 East in Washington Township.

Ms. Ritzmann read the staff report. Mr. Harden asked if they are requesting GB on the 3 lots. Ms. Ritzmann commented that they already have GB on the lots.

Those speaking in favor: There were no speakers.

Those speaking in opposition:

Kyle McNall asked where is the easement. Mr. Johnson said there is an existing driveway.

Dan Anderson questioned the intent and purpose of the subdivision. Mr. Johnson commented that the lots have been for sale for years and that is the purpose of the split.

Ms. Bartes made a motion to approve the petition. Ms. Besser seconded the motion. A roll call vote was taken. All were in favor.

Jane Gore	yes	Alyssa Besser	yes
Carol Bowden	yes	Paul Navarro	yes
Dave Harden	yes	Debbie Bartes	yes

3) 17-P-03 JOHN AND JUDY KELP, PETITIONERS.

The petitioners are requesting primary approval for a 3 lot major subdivision. The property is located at 9018 Spearsville Road in Hamblen Township.

Ms. Ritzmann read the staff report. Ms. Bowden asked on lot 2 is the existing building in restriction to the line. Ms. Ritzmann commented that the building meets the setback requirements.

Those speaking in favor: There were no speakers

Those speaking in opposition:

Tammy Kessler lives in the property in front and does not want an addition in the back yard. Ms. Kessler asked if there are 2 additional buildings and the distance to them. Ms. Ritzmann commented that they still have to meet setbacks on any building.

Ms. Bartes asked if green cards were sent out. Ms. Ritzmann commented that 13 of 15 were received. Ms. Besser asked if Ms. Kessler's complaint was that she didn't want a subdivision across the street. Ms. Kessler responded by saying yes and they don't want the extra noise.

Ms. Gore made a motion to approve the petition. Mr. Navarro seconded the motion. A roll call vote was taken. The motion was approved with a 5-0 vote. Mr. Harden abstained.

Paul Navarro	yes	Carol Bowden	yes
Alyssa Besser	yes	Dave Harden	abstain
Debbie Bartes	yes	Jane Gore	yes

4) 17-RZ-01 RED TRUCK LLC., PETITIONERS

The petitioners are requesting approval to rezone property from (R2) and (FR) to (GB). The property is located at 953 Memorial Drive in Washington Township. Part of the property commonly known as Firecracker Hill

Ms. Ritzmann read the staff report. Mr. Navarro asked Ms. Ritzmann to point out which parcels are R2 and FR. Ms. Ritzmann commented that the property to the lower left is R2 and the property that is diagonal is FR.

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Petitioner:

Ed Ryan asked Ms. Ritzmann to read the industrial uses on FR . Ms. Ritzmann read them aloud. Mr. Ryan commented that they would like general business zoning to allow a distillery. Mr. Ryan explained they modified the plan a little.

Mr. Ryan commented that they would also like to possibly put in a pond and rack houses if necessary. Mr. Ryan conveyed that there would be 2 points of ingress and egress. Mr. Ryan explained that they have 100 employees in Nashville. Susie Owens asked if there was only 1 access. Mr. Ryan commented that he hopes to get a second access.

Jeff McCabe commented that they have told everyone what the plan is and he wants this to be an incredible destination experience. He also explained that everything depends on the process. Ms. Bowden asked how much production capacity is staying in the county and also how much going out. Mr. McCabe responded that 90% of the capacity is going outside the county.

Ms. Bowden asked if the service building will be visible (from the street). Mr. McCabe commented that this building will not be visible (from the street). Mr. Navarro commented that in the news releases the company commented that they were open for further growth and considering making a park like atmosphere. Mr. Navarro asked Mr. McCabe to elaborate on these issues.

Mr. McCabe commented that they want to be like the state park with the beautiful views and forestation. Mr. Ryan explained that his first priority is the buildings and then maybe a walking trail.

Those speaking in favor:

Kimberly Harper lives across the road and commented that she is excited about the project.

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Ben Fuesey commented that there is already a whiskey distillery in Nashville. He is in support of this business and feels this will help the infrastructure.

Robin Bowman commented that the Big Woods owners and staff are wonderful. She is grateful this business is in Brown County.

Sarah Fulford explained that she has lived in Brown County. Ms. Fulford commented that she is their Controller and Big Woods is here to make this county better.

Paul Nelson thinks that Big Woods is not the enemy and wants to do good for the residents of Brown County.

Ken Birkemeier was a lender and was approached many times about this property. He commented that there is a lack of GB zoning in the County. He commented that he is glad something is being done with this property. Mr. Birkemeier asked if construction technique has improved over the years to contain the odor.

Tim O'Brian stated that spent grain does not smell good. He commented that Big Woods will be able to better control the waste product. Mr. O'Brian conveyed that the waste will be better maintained.

Daniel Webb commented that he is the Sales Manager for Quaff On Brewery and is on the road a lot representing the company. He met with a Kroger beer buyer who said that Quaff On needs to stay in Brown County because of branding.

Mr. Harden reminded the audience that this is a land use issue and to please keep comments to a minimum.

Nancy Crocker commented that brewing beer is an art and it should be kept in Brown County.

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Jeff O'Brian relocated to Brown County for employment and looks forward to riding a bike to work.

Caitlyn Ellis has worked for Big Woods for 4 years and they treat their employees well.

Dave Redding is speaking for the RDC group and they are trying to support the process and want to assist local businesses coming into the County. He commented that he is happy that this project will help the community and increase the tax base.

Keith Baker commented that he is happy about the increase in tax base. Mr. Baker is glad this business is wanting to go in the area and he lives very close to the project.

Darren Byrd lives in Brown County and feels this would be great for tourists. He feels the petitioners will be responsible and reliable business owners.

Those speaking in opposition:

Brandon Harris commented that he has been devastated by the clear cutting done on Creamer Road. He is concerned about the direction of the air flow and the noise.

Susie Owens asked about the other section. Mr. Ryan commented that on that parcel he wants to put a rack house and store spirits.

Julie Gabriel asked who did the traffic impact study? Mr. Ryan explained that he did the study.

Mike Dickey lives behind the current brewery on SR 135 and explained that the unpleasant odor is overpowering. Mr. Dickey expressed that he asked Mr. Ryan to do something about the odor. Mr. Ryan conveyed that the odor will not be detectible in downtown Nashville.

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Mr. Navarro asked if that will be easily controllable. Mr. Ryan explained that they could add equipment to the facility for this. Ms. Besser asked if Mr. McCabe would stop production at the facility on 135? Mr. McCabe said they can do that.

Nina Leggett commented that she has had experience with brewing companies and the odor is horrible. She is concerned with tractor trailers going down that road. Mr. Ryan commented that he estimates 2 trailers a day.

Tricia Bock is concerned about the project story constantly changing. She is also concerned about the application coming in the APC office in parts. Ms. Ritzmann commented that the document deadline is for office purposes. Ms. Bock thinks this was a rush to get done at the holidays.

Tamara Lane is concerned if there is going to be loud music. Mr. Ryan commented that they don't want loud music either.

John Douglas is concerned about crime going along with alcohol. He commented that Brown County will not be benefited with this development.

Julie Gabriel wants this project to be done right and wants assurance that black mold will be handled. She is also concerned about the property value going down.

Carol Russell is concerned about the environmental impact and is curious about the lighting bringing in endangered species. She is also concerned about the odor.

Mr. Harden closed the public hearing and moved the meeting back to the Board. Mr. Navarro is concerned about the pond behind the facility on 135. Mr. Ryan commented that this project will deal with the problem. Mr. Ryan commented that a town sewer leak went into the pond. Mr. Navarro commented that some of the residents tried to provide upkeep to the pond.

Ms. Besser asked about the water runoff that comes off the hill along Memorial Drive across the road by the fairgrounds. She asked what kind of road construction and engineering is involved with that and will it affect the runoff. Mr. Ryan commented that by staying up on the hill construction will be away from that area.

Ms. Besser commented that on the lower driveway a lot of water comes off that drive and floods the horse arena. She asked if Mr. Ryan has any ideas on that. Mr. Ryan responded that he hasn't noticed that but is glad he knows about the problem and will do what he can to make it right.

Ms. Besser asked what percentage of local grain will be used in the distillery. Mr. Ryan replied that he would like to work with the local farmers and looks forward to sourcing locally. Ms. Besser asked how this business' location and hours would affect the fair. Mr. Ryan replied that this business will not get in the way of the fair.

Ms. Gore asked what changed on the original drawing. Mr. McCabe pointed out on the site plan what is happening now and what may happen in the future. Mr. Navarro commented that there are some good and also some concerning aspects to the project. Mr. Navarro is concerned about the environmental impact. Mr. Navarro is also concerned because of lack of information regarding the financial impact study, traffic study, annexation and the road study.

Ms. Bartes made a motion to send a positive recommendation to the Brown County Commissioners. Ms. Gore seconded the motion. A roll call vote was taken. The motion passed with a 4-1 vote. Mr. Harden abstained.

Jane Gore	yes	Debbie Bartes	yes
Paul Navarro	no	Jane Gore	yes
Alyssa Besser	yes	Dave Harden	abstain

5) 16-M-03 Private Recreational Development Definition

Ms. Ritzmann read the staff report.

Those speaking in favor: There were no speakers.

Those speaking in opposition: There were no speakers.

Mr. Harden moved the meeting back to the Board.

Mr. Navarro made a motion to approve the petition. Ms. Bowden seconded the motion. A roll call vote was taken. The motion passed with a unanimous vote of 6-0.

Alyssa Besser	yes	Dave Harden	yes
Carol Bowden	yes	Paul Navarro	yes
Debbie Bartes	yes	Jane Gore	yes

DISCUSSION ITEMS:

ANNOUNCEMENTS AND INSPECTORS REPORTS:

ADJOURNMENT:

Ms. Bowden made a motion to adjourn the meeting. Ms. Gore seconded the motion. The meeting was adjourned at 7:47 pm.

Dave Harden, President

Ora Roberts, Secretary