

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for a regular meeting and public hearing on January 18, 2018 at 7:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Katie Conyer, Jay Randle, Joe Fuller, Glenda Hieston, Lee Fletcher, Dave Phelps and Shane Childress. Also in attendance, Carol Leeke, Brenda Phelps, Tina Lear, Prudy Gossa, Craig Conyer, Kelsey Large, JD Plankey, Jodi Large, Jim and Maria MacKinnon, Larry Deem, Aaron Clapp, Henry Maye, John Fultz, Mike Thompson, Joe Leonard, Jon Cowen, Dave Birkla, Colby and Rebecca Judy, Jennifer Heidlebaugh, Jennifer McGee, Michelle Harson, George Bengel, Jeff Lee, Ron and Lori Borre, Patels (Jamestown Market) James and Mary Tumey, Jim Brown and Debra Luzier.

The Meeting was called to order by Lee Fletcher at 7:00 PM and seven members of the Plan Commission were present making a quorum.

The minutes of the December 28, 2017 public hearing were considered. Member Hieston made a motion to approve and Member Randle seconded. There were 7 ayes and 0 nays. The motion was carried.

Shane made a motion to approve current officers to remain in their positions and Member Randle Seconded. All voted aye. Lee Fletcher will remain President, Joe Fuller will remain Vice President and Katie Conyer will remain Secretary.

Molly Whitehead, Director of the Boone County Economic Development Corporation was present to give the Commission some advice prior to the public hearing for the zoning change petition. She advised that we consider positive tax impact and the opportunity for multiple businesses to succeed. Our goal should be free market.

The Town of Jamestown Advisory Plan Commission's Rules and Procedures were presented and adopted unanimously by the Commission.

Mr. Mike Thompson of Hamilton Designs, LLC, Engineer and Site Developer presented his petition for a Zoning Amendment from AG – Agriculture to GC – General Commercial for a property containing 1.81 acres located on the east side North Lebanon Street (SR75), just north of Brush Street, at approximately 425 N Lebanon Street. The petitioner is Hamilton Designs, LLC and the owner is Richwine Acres. His project is for Dollar General.

Commission President, Lee Fletcher opened the public hearing and opened the floor for public comment. Any person wishing to make comments was given three minutes to make remarks. Remarks were made by:

Jeff Lee, 142 W Main St: I a business wants to come to town we should let them come. It will boost other local businesses.

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Carol Leeke, 643 Cardinal Drive: She agrees with Mr. Lee but is concerned about the effect it will have on the Jamestown Market.

Larry Deem, 17 E Main St: He believes in free enterprise and that it will boost all business in town.

George Bengel, 6116 S SR 75: He is not for or against Dollar General but he is concerned about the grocery store.

Mr. Patel, Jamestown Market: Asked for support for the Jamestown Market. States that they are committed to Jamestown.

Jennifer McGee, 245 W Elm St: She is for rezoning and Dollar General locating in Jamestown.

Dave Birkla, 506 N Lebanon St: He lives directly across the street from the property in question. He is concerned that the traffic will be an issue and the lighted sign will keep his children awake at night. He wouldn't mind having a Dollar General but doesn't want it in front of his home. He is concerned that his property value will go down.

Jennifer Heidlebaugh, 66 W Mill St: She not happy with the Market and is all for Dollar General locating in Jamestown.

Prudy Gossa, 436 N Lebanon St: She is concerned about the lights and traffic this store will create. She is very concerned about the negative impact she believes it will have on her property value and that it will cause the Market to close.

Kelsey Large, 534 N Lebanon St: She also has property value concerns. She also states that the current available utilities will not sustain a store of this kind. She states that her lights always flicker and that the town doesn't have the infrastructure to provide adequate service to the residential customers already in the area. She is not at all happy with the location and the subsequent visual effects.

Jodie Large, Lebanon, In: She is the mother of Kelsey Large and states that Kelsey moved here because she loved the quiet of Jamestown. If Dollar General builds then more businesses will come creating more traffic and buildings and poor visual effects. She asked why the Town was looking for businesses who will inhabit the empty buildings in the downtown area. Why do we have to building an ugly Dollar General Store and what will the do to the value of the properties around it?

Lori Borre, 7766 W 800 S: States Dollar General will effect the character of Jamestown and it will never be the same. 900 people will not support two stores. Dollar General will not put Jamestown on the map, it will steal our soul. Stay a farming community. No Dollar General.

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James Tumer, 7786 W 800 S: States business bring business. We need new business.

Mr. Patel (Jr), Jamestown Market: Committed to Jamestown and trying to add more affordable items to stock. The employ 10 people and we have a Dollar General five miles away.

John Fultz, 229 N High St: He is pro Dollar General and growth.

Mary Tumey, 7786 W 800 S: Pro Dollar General. She is the owner of the property in question. She wants to see Jamestown grow and thrive. This location makes sense since the storage units are already there.

Ron Borre, 7766 W 800 S: What kind of commitment and local investment is Dollar General making?

With no more comments from citizens, Mr. Thompson and Mr. Joe Leonard, the developer, were given a chance for rebuttle. Dollar General has committed to lease the building for 15 years with available extensions. They are building a more visually esthetic structure to conform to the wishes of the Town. Site investigation for utility service has been done and services are adequate for this location. Due to the traffic in and out of the location, INDOT did not require a traffic study or turn lanes. There is no data available, negative or positive, with regards to surrounding property values.

With no further comments the public hearing was closed and the commissioners had an opportunity to ask questions and discuss the issue. The Findings were read and the commission answered each criteria question. Once all five questions were answered, each commissioner signed the findings.

Member Randle made a motion to submit a favorable recommendation to the Jamestown Town Council to rezone the subject property to General Commercial. Member Conyer seconded. The motion was carried unanimously. The recommendation was certified and will be submitted to the Jamestown Town Council.

Member Conyer made a motion to adjourn and Member Hieston seconded. All voted aye and Commission President Lee Fletcher adjourned the meeting at 9:13 PM. The next meeting is to be announced.

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Approved on the _____ day of _____, 2018.



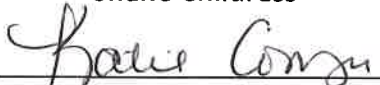
Lee Fletcher, President



Glenda Hieston



Shane Childress



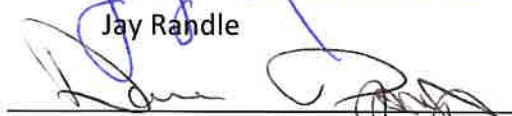
Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for a regular meeting and public hearing on February 15, 2018 at 7:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Katie Conyer, Jay Randle, Joe Fuller, Glenda Hieston, Dave Phelps, Shane Childress and Lee Fletcher.

The Meeting was called to order by Lee Fletcher at 7:00 PM and seven members of the Plan Commission were present making a quorum.

The minutes of the January 18, 2018 regular meeting and public hearing were considered. Member Conyer made a motion to approve and Member Hieston seconded. The motion was carried by a vote of 7 ayes and 0 nays.

Member Fletcher opened the public hearing for amending the Jamestown Comprehensive Plan. There were no questions or comments from citizens. Member Fuller made a motion to close the public hearing with a second from Member Phelps and the public hearing was closed with 7 ayes.

The members of the Commission discussed the changes they would like to recommend to the Town Council. It was agreed that the area North of the railroad tracks all the way to the storage units along North Lebanon Street (SR 75) should be labeled "mixed use" for planning purposes. Member Conyer made a motion to recommend, by certification, this amendment to the Jamestown Comprehensive Plan. Member Randle seconded and all voted aye.

Member Conyer made a motion to adjourn and Member Hieston seconded. All voted aye and Commission President Lee Fletcher adjourned the meeting at 7:15 PM. The next meeting is to be announced.

Approved on the 15th day of March, 2018.

Lee Fletcher, President



Glenda Hieston



Shane Childress



Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for a special meeting on March 5, 2018 at 6:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Katie Conyer, Jay Randle, Joe Fuller, Glenda Hieston, Dave Phelps, Shane Childress, Brenda Phelps and Joe Leonard.

The Meeting was called to order by Joe Fuller at 6:05 PM and six members of the Plan Commission were present making a quorum.

The revised Commitments from Hamilton Designs LLC and SCI Jamestown LLC were presented by Joe Leonard. The revision made was section 6, stating that the prohibited use would not conflict with Dollar General. Member Randle made a motion to state that the Plan Commission does not consider the Dollar General a retail food establishment. Member Hieston seconded the motion and the motion carried by a vote of 6 ayes and 0 nays.

Member Randle made a motion to approve the revised commitments and Member Conyer seconded. The motion carried by a vote of 6 ayes and 0 nays.

Member Conyer read the certification and made a motion to approve. Member Randle seconded. The certification was approved by a vote of 6 ayes and 0 nays. All members present signed the certification.

Member Hieston made a motion to adjourn and Member Conyer seconded. All voted aye and Commission Vice President Joe Fuller adjourned the meeting at 6:12 PM. The next meeting is March 15, 2018 at 6:00 PM.

Approved on the 15th day of March, 2018.

Lee Fletcher, President



Glenda Hieston



Shane Childress



Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for a public hearing and regular meeting on March 15, 2018 at 6:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Katie Conyer, Jay Randle, Joe Fuller, Glenda Hieston, Dave Phelps, Shane Childress, Debra Luzier and Kelsey Large.

The Meeting was called to order by Joe Fuller at 6:00 PM and six members of the Plan Commission were present making a quorum.


The minutes from the February 25, 2018 regular meeting were considered. Member Hieston made a motion to approve and Member Randle seconded. The motion carried with 6 ayes and 0 nays. The minutes from the March 5, 2018 special meeting were considered. Member Hieston made a motion to approve and Member Randle seconded. The motion carried with 6 ayes and 0 nays.

Member Fuller opened the public hearing regarding the proposed amendment of the Jamestown Unified Development Ordinance. The amendment regarding the land use development standards, specifically, maximum subdivision density for multi-family residential, was explained. It was explained that in the UDO there was a typo listing the max density as 20 units instead of 10 units. With no comments from citizens the public hearing was closed.


Member Conyer made a motion to certify a favorable recommendation to the Jamestown Town Council. Member Hieston seconded and all voted aye. The motion carried and certification was approved.

Member Randle made a motion to adjourn and Member Hieston seconded. All voted aye and Commission Vice President Joe Fuller adjourned the meeting at 6:07 PM. The next meeting is April 19, 2018 at 6:00 PM.

Approved on the 19th day of April, 2018.



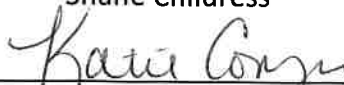
Lee Fletcher, President



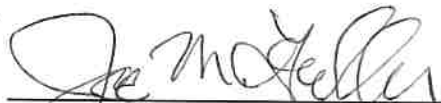
Glenda Hieston




Shane Childress



Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for a public hearing and regular meeting on April 19, 2018 at 6:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Lee Fletcher, Joe Fuller, Katie Conyer, Jay Randle, Glenda Hieston, Dave Phelps and Shane Childress. Others attending were Debra Luzier, Joe Leonard, Michael Thompson, Carol Leeke, John Fultz, Ken Hedge, Carol Cunningham, Jamie and Mary Tumej and Kelsey Large.

The Meeting was called to order by Joe Fuller at 6:00 PM and all members of the Plan Commission were present making a quorum.

The minutes from the March 15, 2018 meeting were considered. Member Hieston made a motion to approve and Member Conyer seconded. The motion carried with 7 ayes and 0 nays.


Deborah Luzier discussed the purpose of the hearing. Mr. Mike Thompson discussed comments 1-4 listed in the Primary Plat Staff Report for Richwine Acres 1st Addition (Dollar General). Mr. Ken Hedge answered questions regarding the drainage portion in comment number four. He will work with Mr. Thompson directly on that issue. Member Childress discussed in detail easement for a future public road and the sewer main. A waiver will be granted for Dollar General to use 8" sewer main since the existing sewer main is 8" pipe and you cannot connect a 12" pipe to an 8" pipe. Member Fuller then opened the floor to any other comments. With no further comments the public hearing was closed.

With no further questions or comments from the commission, Member Fletcher made a motion to approve the Primary Plat for Richwine Acres 1st Addition (Dollar General). Member Randle seconded. The motion carried with 7 ayes and 0 nays. The plat was approved.

With no further business to discuss Member Conyer made a motion to adjourn and Member Hieston seconded. All voted aye and Commission Vice President Joe Fuller adjourned the meeting at 6:32 PM. The next meeting is May 17, 2018 at 6:00 PM.

Approved on the 17th day of May, 2018.


Lee Fletcher, President



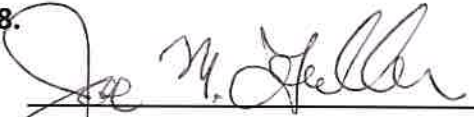
Glenda Hieston



Shane Childress



Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for a public hearing and regular meeting on May 17, 2018 at 6:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Joe Fuller, Katie Conyer, Jay Randle, Glenda Hieston, Dave Phelps and Shane Childress. Others attending were Carol Leeke and Kelsey Large.

The Meeting was called to order by Joe Fuller at 6:03 PM and six members of the Plan Commission were present making a quorum.

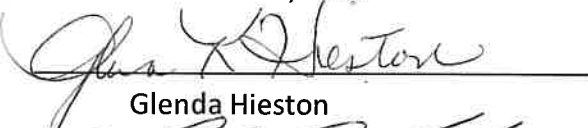
The minutes from the April 19, 2018 meeting were considered. Member Hieston made a motion to approve and Member Randle seconded. The motion carried with 6 ayes and 0 nays.

Member Randle made a motion to set the physical address for the Dollar General to 425 N Labanon Street. Member Phelps seconded. The motion carried with 6 ayes and 0 nays.

With no further business to discuss Member Hieston made a motion to adjourn and Member Conyer seconded. All voted aye and Commission Vice President Joe Fuller adjourned the meeting at 6:07 PM. The next meeting is June 21, 2018 at 6:00 PM.

Approved on the 21st day of June, 2018.

Lee Fletcher, President



Glenda Hieston



Shane Childress



Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for their regular meeting on June 21, 2018 at 6:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Joe Fuller, Katie Conyer, Jay Randle, Glenda Hieston, Dave Phelps and Shane Childress. Others attending were Carol Leeke, Tina Lear, Michael Thompson and Aaron Clapp.

The Meeting was called to order by Joe Fuller at 6:00 PM and six members of the Plan Commission were present making a quorum.

The minutes from the May 17, 2018 meeting were considered. Member Hieston made a motion to approve and Member Randle seconded. The motion carried with 6 ayes and 0 nays.

Mr. Fuller introduced Deborah Luzier for comments on the petition for the Dollar General Store Development Plan. The Technical Advisory Committee has been working with Hamilton Designs on the plan and it meets the standards of the UDO. Next, Mr. Fuller introduced Mr. Austin Tracy with Hamilton Designs, who stated that the new drainage plan has been submitted and answered any questions the board had. Member Fuller asked about the INDOT driveway permit. Mr. Tracy stated that some comments from INDOT were being addressed but that they expect the permit to be granted without further issues.

Member Randle made a motion to approve PC18-006DP Development Plan for Dollar General on lot 1 of Richwine Acres. Member Hieston seconded. The motion carried with 6 ayes and 0 nays.

With no further business to discuss Commission Vice President Joe Fuller adjourned the meeting at 6:07 PM. The next meeting is July 19, 2018 at 6:00 PM.

Approved on the 15th day of November, 2018.


Lee Fletcher, President



Glenda Hieston




Shane Childress



Katie Conyer, Secretary



Joe Fuller, Vice President



Jay Randle



Dave Phelps

JAMESTOWN PLAN COMMISSION

The Jamestown Plan Commission met for their regular meeting on November 15, 2018 at 6:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Joe Fuller, Katie Conyer, Jay Randle, Glenda Hieston, Dave Phelps and Shane Childress.

The Meeting was called to order by Vice President Joe Fuller at 6:03 PM and six members of the Plan Commission were present making a quorum.

The minutes from the June 21, 2018 meeting were considered. Member Conyer made a motion to approve and Member Hieston seconded. The motion carried with 6 ayes and 0 nays.

Member Hieston made a motion to approve the 2019 Meeting Schedule and Member Conyer seconded. The motion carried with 6 ayes and 0 nays.

Member Conyer made a motion to accept the resignation of Lee Fletcher and Member Randle seconded. The motion carried with 6 ayes and 0 nays.

Member Randle made a motion to appoint Dave Phelps to the BZA and Member Conyer seconded. The motion carried with 5 ayes, 0 nays and 1 abstained.

With no further business to discuss Commission Vice President Joe Fuller adjourned the meeting at 6:10 PM. The next meeting is January 17, 2019 at 6:00 PM.


Approved on 17th day of Jan, 2019.



Joe Fuller, Vice President


Jay Randle, Secretary


Katie Conyer


Glenda Hieston


Shane Childress


Dave Phelps

