

Warren County Commissioners Public Hearing
May 11, 2022 12:02 p.m.
Jackson Courtroom

Commissioner Benjamin Kafferlin called the meeting of the Warren County Commissioners to order with Commissioner Tricia Durbin and Commissioner Jeff Eggleston present

Staff Present: Pamela Matve, Chief Clerk, Lisa Hagberg, Finance Director, Attorney Nathaniel Schmidt, Lorri Dunlap, Michael Lyon, Dan Glotz, Krystle Ransom, Director of Elections, and Phil Gilbert, Director of Tax Claim,

Citizens Present: John Lasher, Richard Lindell, David Krogler, Kathy Kemp Jensen, David Onoretti, Kelli Knapp, Angie Dart, Nancy Freenock, Chad Yurisc, Randy Rossey, Mike Holtz, and Ashley Frederick

Commissioner Benjamin Kafferlin called the meeting to order stating that the meeting is being recorded.

Commissioner Benjamin Kafferlin stated that today we two public hearings, the first being the rezoning of 522 Hatch Run Rd. from ARC to Business. The second hearing is in regards to the 2022 Community Development Block Grant Program.

Rezoning of 522 Hatch Run Rd.: Michael Lyon reviewed the request from Mr. Lindell to change parcel WN-005-196300 from ARC Agriculture, Conservation, Recreation District to B, Business District. Mr. Lindell is looking to put a small restaurant in the building that is currently on this parcel.

Mr. Lyon went onto state that in 1983 the state placed agriculture restrictions on this property, we do not enforce the private restrictions. This parcel is 84 acres and is split by Hatch Run Road. All neighboring property owners were notified as the law states, along with the hearing being advertised. The Planning Commission has reviewed this request and is recommending the Commissioners approve.

The complaints that Mr. Lyon has received are in regards to the agriculture restrictions to which we have no control over. He went on to state that the Commonwealth was sent a letter and it came back as undeliverable, therefore, he sent an email to the Agriculture Department and the email was read, and he got no comment.

Ritchey Lindell stated that it is prudent to consolidate business for the financial aspect. This restaurant will be a way to promote their own crops and beef.

Commissioner Benjamin Kafferlin asked, will the entire 84 acres be rezoned to "B" Business. To which Michael Lyon stated yes.

Commissioner Jeff Eggleston stated that the concerns he is hearing is that people are worried that there will be a strip mall going in and that is not the case.

Commissioner Benjamin Kafferlin then opened the hearing to public comments:

David Onoretti stated that he retained an attorney for a legal opinion, to which he gave the Commissioners a copy, and he went onto state that the attorney feels this is spot zoning. No one that he has spoken to is for this. Anything can happen on that property once it is rezoned. To rezone 84 acres to Business is just not a good thing.

Michael Lyon stated that this is not spot zoning as on one side there is a parcel zoned "BT", Business Transitional, on to the west is another that is zoned "B" Business. We do not approve the use; we approve the zoning.

Mr. Lindell stated that the agriculture restrictions are not being lifted.

Dave stated that if those restrictions are lifted later, things could change. There are a lot of empty buildings around that the restaurant could move into.

Ashely Frederick stated that she agrees with David Onoretti.

John Lasher stated that the Lindell's do farm a small portion, and the farmland should be preserved.

Commissioner Jeff Eggleston asked again, was the advertising and notifications sent out to all as required. Michael Lyon stated yes, any property owner within 300 feet were notified.

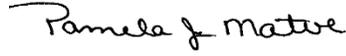
With nothing further, this public hearing was closed at 12:20.

2022 Community Development Block Grant: Lorri Dunlap stated that in the FY 2022 the county will receive approximately \$245,000.00. She then reviewed the qualifying project such as they must help the low to moderate income households etc. we have done projects such as sewer line hookups etc.

She will take applications for projects until July 1, 2022.

No one had any comments or questions therefore this public hearing was closed at 12:23.

Respectfully submitted,



Pamela J. Matve
Chief Clerk



Approved:



Jeff Eggleston
Warren County Commissioner