

COMMISSIONERS' MEETING

April 29, 2024

The Bartholomew County Commissioners met on April 29, 2024, in the Commissioners Chambers of the Governmental Office Building, 440 Third Street, Columbus, Indiana. Commissioners Larry S. Kleinhenz, Carl H. Lienhoop, Tony London, County Administrator Tina Douglas, Assistant County Administrator Brooke Bowers, and Auditor Pia O'Connor were in attendance.

Commissioner Kleinhenz opened the meeting.

Commissioner Kleinhenz gave the invocation and led the Pledge of Allegiance.

The next item was the Approval of Minutes of April 15 and April 22, 2024. **Commissioner Lienhoop motioned to approve the Minutes as presented. Commissioner London seconded the motion, which passed unanimously.**

The next item was the Approval of Payroll. **Commissioner London motioned to approve Payroll as presented. Commissioner Lienhoop seconded the motion, which passed unanimously.**

The next item was the weekly permits report as read by Commissioner London:

	<u>Time Frame</u>	<u>New Permits</u>	<u>Fees</u>	<u>Value</u>
	4/22/24 to 4/26/24	32	\$15,869	\$23,530,994
<i>*Of note</i>	<i>\$13,796,445 Ninth Ave Foods Addition/Remodel</i>			
	<i>\$ 6,870,382 900 N roof mounted solar installation</i>			

The next item was the Highway Weekly Crew Report, presented by Highway Engineer, Danny Hollander, as follows: crack sealed on Marr & 200 N, Dura-patched in Columbus & German Townships, worked on Hubler Drive and Bear Lane, ditched on Sunman Road, 525 W and Farmstead Drive, and worked on Whitehorse Road.

The next item was the March 2024 Monthly Crew and the March 2024 Monthly Financial Reports for the Highway as presented by Engineer Danny Hollander. **Commissioner Lienhoop motioned to Accept the Monthly 2024 March Crew and Financial Reports as presented. Commissioner Kleinhenz seconded the motion, which passed unanimously.** Commissioner London asked if the bidding early had any help on getting the overlay projects going. Engineer Hollander stated that it had, the companies were eager to get to bids.

The next item was the Consideration on First Reading of an Ordinance Amending the Columbus & Bartholomew County Zoning Ordinance for the Jurisdiction of Bartholomew County as presented by Planning Director Jeff Bergman. Director Bergman stated that they had committed to updating the

Ordinance as needed to avoid having to do complete re-writes and to keep the County and City Ordinance as similar as possible. He stated that the Mobile and Manufactured Homes is the bulk of the changes being implemented. State law changed to address the terminology around these homes. The intent is to avoid discrimination against these types of homes. The majority of the changes within the Ordinance is basically due to those terminology changes. Commissioner Kleinhenz noted that he has created several subdivisions and the law does not allow the statement that off-site manufactured homes are “not allowed”. Director Bergman stated that it cannot be stated in Zoning Ordinances either. The next section deals with clarification of existing requirements that were not entirely clear. The next item involves electric vehicle charging stations. There have been several installations of electric vehicle charging stations for individuals, businesses as well as by third party vendors that are leasing spaces along thoroughfares. The clarifications are regarding setbacks and encroachment into landscaping areas. The City Plan Commission has set standards regarding the number of charging stations required at new multi-family locations while the County Plan Commission chose not to address this item. There are some issues regarding accessory dwellings that have been changed to make the City and County Ordinances as similar as possible. Commissioner Kleinhenz asked if the issue regarding the electric vehicle charging stations does or does not address who pays for it. Director Bergman stated it does not. The next item is in regards to Solar Energy. The County went through a lengthy process to establish rules for solar energy farms. The City has addressed “shared” facilities where an industrial park may install a solar area and feed surrounding neighborhoods or such. The final piece was regarding the BioSolids Storage Facilities. They created definitions and stated that the standard rules will be applied on a case-by-case study through the BZA. Commissioner London stated that they are not adding any standards, just clarifying that they will follow the 4 standard rules. Director Bergman stated, that was correct, those four standards. Commissioner London clarified that this had gone before the Bartholomew County Plan Commission and was found with a favorable recommendation to the Commissioners. Commissioner Kleinhenz opened the Public Hearing of the meeting. Mark Webber, on zoom, questioned if the Commissioners had any changes, would those go back to the Plan Commission? Commissioner Kleinhenz stated that was correct. Commissioner Kleinhenz, seeing no other questions, closed the Public Hearing portion of the meeting. Commissioner London stated he was shocked that no one had anything to discuss with this. Commissioner Lienhoop stated that in regards to Commissioner London’s comments, they may be waiting until after the First Reading. The changes are as follows:

Approved in the April 10, 2024 Plan Commissioner Meeting and forwarded to the Commissioners

Part 1: Revisions Required to Comply with Indiana Law (pages 1-8)

- ***Mobile & Manufactured Homes:*** *These revision result from changes to Indiana law. These changes updated terms and definitions related to manufactured housing and established additional limits on local communities' ability to exclude or regulate housing based on its method of construction.*

Part 2: Revisions Recommended to Correct Errors (page 9)

- ***RT District Intent and I3 Commercial Uses:*** *These revisions correct errors or omissions identified by the Planning Department Staff.*

Part 3: Revisions Recommended for Clarification (pages 9-14)

- ***Single-Family Residential Zoning District Density, Incidentals, Wheel Stop Placement, Bicycle Rack Spacing, Parking Space Measurement, Park/Playground Uses, and Accessory Structure Vehicle Access:*** *These revisions are intended to add clarity to existing regulations with minimal additional requirements.*
- ***Parking Lot Street Frontage Landscaping:*** *These revisions provide an alternative when required landscaping would share space with overhead utilities.*
- ***Electric Vehicle Charging:*** *These added provisions create standards for the placement of electric vehicle charging stations.*

Part 4: Revisions Recommended for Consistency with Columbus Provisions (pages 14-19)

- ***Mixed-Density Neighborhood Overlay, Accessory Dwellings, RE Zoning District Living Area:*** *These revisions are intended to address housing issues identified primarily in the City's jurisdiction. They eliminate a district that allows home conversion to apartments as a permitted use, further enable accessory dwellings in residential districts, and provide greater flexibility in the regulation of living area in the oldest neighborhoods. The changes would also apply to the rural villages with the County jurisdiction, such as Taylorsville and St. Louis Crossing, when RE zoning is present.*
- ***Vehicle Parking:*** *These revisions delete certain parking enforcement provisions that are now included in the Columbus Municipal Code (for the City's jurisdiction).*

- **Solar Energy Generation:** *These revisions clarify requirements for solar installations at individual homes and businesses, as well as enable those potentially located at an airport serving a neighborhood or development.*

Part 5: Revisions Regulating Biosolids Storage Facilities (pages 19-20):

- **Biosolids Storage Facilities:** *Biosolids storage is currently not regulated by the zoning ordinance. The proposed provisions specifically define the use and allow it only as a conditional use (requiring case-by-case Board of Zoning Appeals approval) in the agricultural zoning districts.*

Commissioner Lienhoop motioned to Approve on First Reading the Zoning Ordinance Amendments as presented. Commissioner London seconded the motion, which passed unanimously. Second Reading will be May 13, 2024.

The next item was a Proclamation of “Building Safety Month” as presented by Code Enforcement Director Michelle Cox. Director Cox stated that during this month, they will be educating the public as well as students at area schools. They are serious about Code Enforcement. Commissioner Kleinhenz stated that the attitude in the office has always been to “help” the builders do it correctly. The Proclamation was read by Commissioner London as follows:

***Bartholomew County
in the
State of Indiana
Proclamation***

WHEREAS: *Bartholomew County, Indiana is committed to recognizing that our growth and strength depends on the safety of homes, buildings, and infrastructure in everyday life and when disasters strike; and*

WHEREAS: *Our confidence in the resilience of these buildings is achieved through the devotion of vigilant guardians, building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others who work year-round to ensure the safe construction of buildings; and*

WHEREAS: *These guardians are dedicated members of the Indiana Association of Building Officials (IABO) and the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built*

environment to create and implement the highest quality codes to protect us in buildings where we live, learn, work and play; and

***WHEREAS:** Modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes; and*

***WHEREAS:** “Mission Possible” the theme for Building Safety Month 2024, encourages our citizens to consider the commitment to improve building safety, sustainability, resilience and economic investment at home and in communities, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.*

***NOW THEREFORE,** the Bartholomew County Board of Commissioners does hereby proclaim the month of May 2024 as:*

“BUILDING SAFETY MONTH”

In Bartholomew County, and urge all citizens to join us as we participate in Building Safety Month Activities.

IN WITNESS WHEREOF, we have hereunto set our hand this 29th day of April, 2024.

_____	_____	_____
<i>Larry S Kleinhenz</i>	<i>Carl H Lienhoop</i>	<i>Tony London</i>
<i>Chairman</i>	<i>Member</i>	<i>Member</i>
<i>County Commissioner</i>	<i>County Commissioner</i>	<i>County Commissioner</i>

Commissioner London motioned to Approve and Adopt the Proclamation as read.

Commissioner Lienhoop seconded the motion, which passed unanimously.

The next item was the Animal Control March Monthly Report as prepared by Director Dean Satterfield and presented by Commissioner Lienhoop as follows:

March Monthly Report

<i>Action</i>	<i>Dogs</i>	<i>Cats</i>	<i>Other</i>	<i>Total</i>
<i>Picked Up</i>	<i>16</i>	<i>6</i>	<i>0</i>	<i>22</i>
<i>Audits</i>	<i>205</i>	<i>0</i>	<i>0</i>	<i>205</i>
<i>Violations</i>	<i>7</i>	<i>0</i>	<i>0</i>	<i>7</i>

<i>Fines</i>	2	0	1	3
<i>Bite Cases</i>	2	0	0	2
<i>Door Hangers</i>	8	1	1	10
<i>Animals Reclaimed</i>	1	0	0	1
<i>Traps Loaned</i>	1	1	0	2
<i>Total Cases</i>	106	29	24	159
<i>Mileage for the month</i>	<i>Van 1 =</i>	2,819	<i>Van 2 =</i>	2,304

Commissioner Lienhoop motioned to accept the Animal Control Monthly Report as presented.

Commissioner Kleinhenz seconded the motion which passed unanimously.

The next item was the Veteran's March Monthly Report as prepared by Veteran's Service Officer Larry Garrity and presented by Commissioner London as follows:

March Monthly Report

<i>Item</i>	<i>Monthly</i>	<i>YTD</i>
<i>In Office Interviews</i>	37	109
<i>Out-of-Office Interviews</i>	2	10
<i>Walk-ins</i>	49	131
<i>Incoming Phone Calls</i>	263	770
<i>Outgoing Phone Calls</i>	37	126
<i>Outgoing Mail</i>	10	23
<i>Incoming Fax</i>	1	2
<i>Outgoing Fax</i>	10	35
<i>Trips to VA Hospital</i>	16	40
<i>Mileage on Van</i>	1,504	3,763
<i>New Claims Filed</i>	5	20
<i>Veteran Disability Compensation Claims Filed</i>	26	66
<i>Veteran/Surviving Spouse Pension Claims</i>	4	16
<i>Burial Appropriations</i>	11	30
<i>All Forms Filled Out for Veterans</i>	119	385
<i>Miscellaneous (see below)</i>	1	1

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Commissioner London motioned to Accept the Veteran's Monthly Report as presented.

Commissioner Lienhoop seconded the motion which passed unanimously

The next item was the Treasurers' March Monthly Report as prepared by County Treasurer Barbara Hackman. Commissioner Kleinhenz presented the report. He also presented the Clerk's March Monthly Report. **Commissioner Kleinhenz motioned to Accept both reports as presented. Commissioner London seconded the motion, which passed unanimously.**

The next item was the American Rescue Plan Report as presented by Auditor Pia O'Connor. Auditor O'Connor stated that in the 1st Quarter of 2024, they had spent \$236,818 and have \$7,600,120 remaining to spend. The remaining amount is spoken for with several projects. She will be sending the report to the US Department of the Treasury today. Commissioner Kleinhenz stated that of the remaining amount, \$4,000,000 has been set aside for broadband, \$1,000,000 has been set aside for the County Courthouse renovations, \$400,000 has been set aside for elevator upgrades and there is a part set aside for a sewer project at Helfin Park. **Commissioner Kleinhenz motioned to Accept the American Rescue Plan Report as presented. Commissioner London seconded the motion, which passed unanimously.**

There being no other business, the meeting was adjourned.

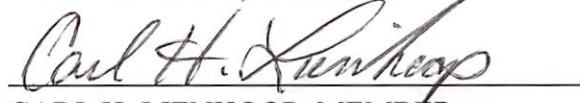
BARTHOLOMEW COUNTY
COMMISSIONERS



LARRY S. KLEINHENZ, CHAIRMAN



TONY LONDON, MEMBER



CARL H. LIENHOOP, MEMBER

ATTEST:



PIA O'CONNOR, AUDITOR