

NEW CASTLE PLAN COMMISSION
JANUARY 17, 2024 MEETING MINUTES

Members present:

Ed Hill, President
Dave Barker, Vice President
Rex Peckinpaugh, Voting Member
Kenny Melton, Voting Member
Vacant Voting Member Seat
Joel Harvey, Attorney
Janet Davis, Secretary

Absent:

Larry Abrams, Voting Member
Don Criswell, Voting Member

Also present: Mike Guffey, Travis Weik

The New Castle Plan Commission met on Wednesday, January 17, 2024, in the City Council Chambers.

President Ed Hill called the meeting to order at 6:07pm, reading Mayor York's reappointment of Larry Abrams to this Commission, through December 31, 2027. Nominations were then opened for the 2024 President of the Plan Commission. Rex Peckinpaugh nominated Ed Hill to continue as president; second by Kenny Melton. Rex Peckinpaugh also nominated Dave Barker to continue as vice-president; second by Kenny Melton. When no other nominations were made for either office, both motions passed unanimously by those members present.

Joel Harvey then described the procedures of this commission, explaining this was an advisory body who would forward their decisions on changes to the zoning map or zoning code to City Council, whether their decision was to recommend favorably or unfavorably, or make no recommendation at all, with the decision to change ordinance ultimately made by Council. This commission could also continue a hearing, if they felt it necessary. Mr. Harvey then explained the one item on this meeting's agenda was to consider an ordinance amending city code regarding the development of barndominiums in the city limits. Any decision made on this ordinance would then be forwarded to City Council.

When President Hill opened the floor for discussion, Mike Guffy, City Councilman, addressed the commission, stating he was no fan of barndominiums in the city limits but does not understand how allowing poly-style barn sided garages, which are currently permitted in the city, is different than allowing barndominiums. President Hill informed him ordinance does not have that language in it so maybe council would want to discuss this at their next meeting.

Rex Peckinpaugh then interjected that, if the commission recommended the ordinance as proposed, it would return to council for a third reading. Mr. Guffey could ask to amend the proposed ordinance to include language regarding barn siding. Joel Harvey then reminded them that this Plan commission would have to reconsider any amendments made by council to the ordinance. He further advised this ordinance targets barn type buildings, not barn type siding on

accessory structures. Some discussion followed regarding siding. Rex Peckinpaugh suggested council could discuss siding at the next meeting, and if any decision to add language regarding siding was reached, the ordinance could cycle back to this commission to consider the amendment. In response to Ed Hill's question regarding how specific ordinance would have to be, Joel Harvey replied that it would be difficult to define "barn" siding as opposed to metal siding or any other siding.

President Hill then asked for any additional discussion, and with none, he made a motion to recommend the proposed ordinance to council as presented with a favorable recommendation; second by Dave Barker. The commission members in attendance then voted and passed the motion unanimously.

President Hill then asked the Board if they had reviewed the minutes from the previous meeting. Dave Barker made a motion to accept the minutes, second by Kenny Melton. The motion passed unanimously by those voting members present.

Ed Hill then opened a discussion regarding the UDO consultants and the first meeting. He explained to those in attendance that the consultants were advising a steering committee on appropriate updates to the zoning code. At the first meeting, it was decided that the building Commissioner would remain as Zoning Administrator. It was also confirmed that the Plan Commission is properly comprised per state standards.

A short discussion followed regarding creation of a uniform sign to be used for all BZA and Plan Commission applications. This sign could be placed in the yard of each property where an application has been made, either for a variance or request to rezone, that would inform the public in general, instead of targeting only the five nearest neighbors. This would allow more people to be aware of a request. Eventually, it was agreed that the Building Commissioner would come up with a format and language of a standardized sign, that may continue a QR code or at least a phone number to anyone interested in the advertised request to obtain additional information. It was also agreed that the sign would be in addition to the existing notice requirements. Joel Harvey advised ordinance would have to be revised if the notice process changes but that should not be an issue.

Janet Davis then advised that the regular meeting date for this commission in June would fall on Juneteenth, which is recognized as a holiday by the city. The next day, Thursday, already had two meetings scheduled in the council chamber. It was decided that the Plan Commission's June meeting would be held on Thursday, June 20th, if an application was made, and the June License board meeting would be avoided.

With no additional business before the Commission, Ed Hill made a motion to adjourn, second by Rex Peckinpaugh. The meeting adjourned at 6:30pm.

Respectfully submitted by:



Kenny Melton

New Castle Plan Commission