

Boone County Area Plan Commission (APC)
November 6, 2024 - 7:00 PM
Lamar Meeting Room – Boone County Government Building

Members Attending: Dan Fry, Dustin Plunkett, John Merson, Carol Cunningham, Jay Schaumberg, Kasey Copeland and Tad Braner

Members Absent: None

Staff Attending: Deborah Luzier (Planning Director) through Zoom, Ashley Elliott (Administrative Assistant) and Bob Clutter (Attorney for the Boone County BZA and APC)

A. Administrative Issues

1. John Merson opened the meeting at 7:00pm by leading the Pledge of Allegiance. Introductions followed.

2. **Determination of Quorum:** 7 of 7 members present

3. Approval of the Agenda:

None at this time.

4. Approval of Minutes for October 2, 2024:

Carol Cunningham made a motion to approve the minutes from October 2, 2024, meeting. Dustin Plunkett seconded the motion. Motion carried 7-0.

A. Old Business Public Hearings:

None at this time.

B. New Business Public Hearings:

1. 24WA-23-211 MCI Development, LLC/Gregg Farms; Planned Unit Development

Deborah Luzier read the staff report.

Attorney Matt Price came forward on behalf of this petition. John Merson noted that a PUD would not keep Lebanon from expanding as the property could still be annexed with or without a PUD. The neighbor directly in the middle of this PUD came forward with concerns and couldn't understand why other Commercial properties around this are for sale and why couldn't they go there.

Numerous other neighbors came forward with concerns about water/wells and the traffic, especially big trucks coming up and down the road because of the road being so narrow. Neighbors also questioned whether there were any other alternative areas reviewed and looked at and why this area was chosen

and what data was considered on choosing this specific location and how this would affect the environmental impact of the surrounding property owners. Also, what other trades are expressing interest.

A couple of Merrit Construction employees came forward to encourage this petition and want this to happen to keep Merrit Construction in Boone County. Attorney Matt Price came forward and mentioned there is stuff that could be changed in the proposal to accommodate the surrounding property owners.

John Merson closed the public hearing and opened it to the board. A concern raised by the Board was the work, time and money put into the Overlay District regarding projects like this.

Jay Schaumberg made a motion to extend 24WA-23-211 for 60 days, until the APC meeting January 8, 2025. Dan Fry seconded the motion. Motion carried 7-0.

2. Discussion Regarding the Executive Director Position

John Merson discussed using Deborah Luzier as a contract employee rather than an hourly consultant. Bob Clutter mentioned Deborah Luzier, himself and one of the Commissioner's spoke and since that we have not been receiving strong responses to the listing of a new Executive Director that Deborah Luzier serve on a longer basis. Deborah Luzier stated she would stay as long as needed and it was discussed putting a cap on working 16-18 hours a week to work with the budget. She mentioned she does have time to help with the Comprehensive Plan Process and attend the Steering Committee meetings and serve as the Planning Director until something different. Carol Cunningham mentioned if we move forward with this is that the office be kept open during business hours and noted having a Floodplain Administrator, which Deborah Luzier will be acting as that now. She also noted adding some changes to the hiring listing.

Dan made a motion to extend Deborah Luzier's contract for 6 months. Then come back and will re-evaluate in 6 months. Tad Braner seconded the motion. Motion carried 7-0.

C. Violations Report:

None at this time.

D. Administrative Matters:

1. Boone County TIF – Plan Commission Order: Attorney Bob Clutter explained the process. (See the attached “Declaratory Resolution and Economic Development Plan”).
Tad Braner made a motion to approve and adopt the Economic Development area.
Dan Fry seconded the motion. Motion carried 7-0.
2. Comprehensive Plan RFP Committee: John Merson, Kasey Copeland, Dan Fry and Dustin Plunkett
3. PUD Committee: Carol Cunningham, John Merson, Jay Schaumberg, Tad Braner and Commissioners are welcome to attend
4. Director's Announcement's – None at this time.
5. Fee Schedule – Deborah Luzier will have something for December 4, 2024, APC meeting.

With no further business, Kasey Copeland made a motion to adjourn at 9:34pm.

Dustin Plunkett seconded the motion. Motion carried 7-0.

