

PLANNING COMMISSION  
Wednesday, July 11, 2018  
5:00 pm  
Town Council Chambers

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**Members Present:**

Lon Fox  
Dan Flanagan  
Ryan Jaromin  
Mark Darrall  
Jason Gasaway

**Members Absent:**

Jerry Hoffman  
Robert Tucker

**Others Present:**

Matt Ray  
Erin Hurley  
Greg Hinshaw, YCS  
Eric Woodmansee, RQAW  
Dillon Reynolds, RQAW  
Pete Olson  
Teresa Belt  
Ron Rankin  
Mike & Gail Grafton  
Al & Barb Baker  
Mike & Carolyn Grieves

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The meeting was called to order at 5:00 pm by Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Dan Flanagan, Lon Fox, Jason Gasaway, and Mark Darrall. Jerry Hoffman and Robert Tucker were absent. The minutes from the February 7, 2018 meeting were distributed. Motion to approve the minutes was made by Dan Flanagan. Second by Mark Darrall. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Yorktown Community School Corporation

Matt Ray presented a petition from the Yorktown Community School Corporation to change the zoning of 21.585 acres of land located on the south side of River Road near the intersection with County Road 600 West to Institutional (IS) District. The land is currently zoned Rural Residential/Agricultural.

Eric Woodmansee, RQAW Cole, spoke on behalf of the school corporation. He presented plans for a new transportation facility on approximately five acres of the land and stated that they pushed the development as far west as possible. There will be approximately 430 feet from the new facility to the edge of the nearest housing development. Dr. Greg Hinshaw added that the plan is only to develop that five acres and that it will be paved and fenced with a six foot chain link fence.

Mark Darrall verified that the proposed structure is a permitted use for IS District and stated that the town's zoning ordinance requires site plan approval prior to construction.

Eric Woodmansee added that there is no landscape plan yet, but they will do whatever the zoning ordinance requires. They do not plan to remove any existing trees and expect to break ground this fall if the petition is approved.

Dr. Hinshaw stated that the school corporation wants to be a good neighbor. They want to put as much area as possible between the facility and the existing homes. There is a real need to move the buses due to the construction of additional classrooms at PVE which will take up some of their existing parking. They need to move student parking at YHS to where the buses are currently parked. The school corporation is paying cash for the development and there will be no tax increase. The school board has no desire to build a new school; the property the corporation owns on the north side of River Road will be saved for sports facilities.

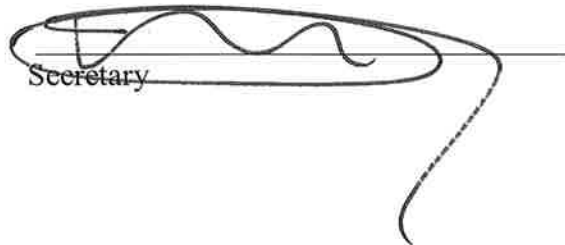
Mark Darrall asked about fuel storage at the new facility. Eric Woodmansee responded that there would be underground tanks installed but they would be contained within the 5 acre development site.

Dan Flanagan moved to approve the request to rezone the property to Institutional (IS). Second by Mark Darrall. All members present voted Aye. Petition passed 5-0 and will be recommended to the Town Council for approval.

Jerry Hoffman arrived after the vote was taken.

Meeting adjourned at 5:36 pm.

 1-16-19  
President

  
Secretary