

## Meeting Minutes for: Land Use Subcommittee

Date: April 16, 2009

Attendees: Dale Tumeay, Subcommittee Chairman; Paul Maurer; Robert Overton;  
Rowana Umbarger; Bill Walker; John Shell

Approval of the minutes:

April 9, 2009 minutes- with the exception of the modification request by Pat Sherman concerning indexing of taxes- Approved by all members present.

Purpose of the Meeting:

The purpose is to locate the line between urban and rural district.

Discussions among the members while setting a proposed district line:

Rowana provided a Whiteriver Township map marked with the location of family farms to assist in defining the district line.

Would it be possible to create this district with two councilmen- one for the agricultural land users and one for all other uses. The reason for the dual representation is the fact that any district line that is drawn to encompass the farming properties includes more urban households than farmers.

We discussed the attempt of the governance subcommittee to create a policy that would require unanimous council approval of any change to City regulation of the agricultural land use within the rural district. **The option of a mayor's appointment being an agricultural land user on the city council has not discussed.**

We discussed whether to include or exclude the area west of State Road 37 currently being used as gravel mining. We thought it best to include the area in the district as it is another less dense use. The area is also noted to be in the flood plain and thus unlikely to be developed into an urban land use. The eventual use as a park or natural habitat or tree farm lends itself more closely with the agricultural land use.

It was the intent of the subcommittee to draw district lines along easily distinguished land features. However, we determined that current agricultural uses that were immediately adjacent to the proposed line would be better served even if it meant bumping the line around an individual piece of property.

It was the intent of the subcommittee to draw a continuous district line such that would include all current agricultural users. It was the intent that the district be contiguous. The most recent northern annexation of Bargersville is the only obstruction to the district being contiguous.

We discussed the two options of regulating the agricultural use of the district- by reference to the county agricultural use ordinances or maintaining (or modifying) the current City of Greenwood ordinances for agricultural use. For the sake of future consistency, we would like to refer the agricultural use group to the county requirements. The county has a larger agricultural population and is more likely to maintain those ordinances than an urban land use-dominated city.

We discussed the application of the agricultural land use ordinance outside the agricultural district. It is the intent of the subcommittee that the rules of land use apply to all properties in the new community that are used for agricultural purposes.

Follow-up items for subcommittee members:

Robert will contact the Greenwood planning office for a population density map. We need the map to set relatively equal sized districts

Dale Tumey will contact the governance subcommittee for input on the number of districts being considered by the subcommittee.

Paul Maurer will draw the line electronically on a map to be attached to these minutes and made available to the committee.

Next Meeting:

May 7, 2009 at the Greenwood City building.

END