

**Earlham Planning & Zoning Commission Meeting**  
**August 15, 2022**

The Earlham Planning & Zoning Commission met on Monday, August 15, 2022, at Earlham City Hall. In lieu of a chairperson, Clerk Hibbs called the meeting to order at 7:00 p.m., with the following members answering roll: Deeanna Mudge, Russell Dobbins, Tim Nelsen, Sue Ramsey, Dan Wert, Chad Hayes. Also present: Mary Sue Hibbs, Clerk; Gary Coffman, Public Works Supervisor; P&Z member Andrew Gettler; Tami Wilcox with Shive-Hattery Engineering; Christopher Spires with Confluence.

1. Approval of agenda.
2. Discussion with Tami Wilcox from Shive Hattery, and Chris Shires from Confluence Introductions. Shires Goal – get you what you need at a price that is good for you. Discussion on hot-button issues: new businesses, zoning on corridor into town, update zoning with tiers, multifamily housing, trailer parks, growth keeping school viable, land-locked community. Discussion on Gendler Park – have town grow in that direction? Industrial growth and where. Truck route. Cohesive neighborhoods. Shires described different type of zoning in land use plan and purpose of these. Discussion on 2-mile buffer. Questions on retail and our current commercial area. Downtowns need to evolve. Focus on housing – need 1<sup>st</sup> time owner homes as well as executive homes; apartments; housing for teachers; elderly housing.

Shires explained the process. Phase 1 - Need a deeper kick-off meeting; identify “stakeholders”, interview, and analysis of information. Phase 2 - public meetings. Plan 3 is Draft Plan – existing & future land use; land goals, zoning update; streets & utilities. Review draft and then another public meeting. Planning Commissions review, Council meeting with public hearing and approval. Discussion on need for public meetings – informational, educational and consensus building. Providing information is being pro-active. Property owners outside the city limits should be included in process. Shires stated they could have a conversation with those owners. Nelsen asked if there is an urgency at this time. Some concern over price.

**Motion by Dobbins, second by Hayes, to recommend to the City Council that we move ahead with the plan as presented by Confluence.**

Ramsey asked if there is money or a fund set aside in the budget for this. Not for 22-23. Nelsen stated cost is not so probative that we can't make it happen. Hibbs explained it can be done per budget amendment. Nelsen it's an important investment in future of city. This is planning for the next 20 years.

**Roll: Ayes – unanimous. Motion passes.**

3. Other - none
4. Adjourn  
**Motion by Mudge, second by Nelsen, to adjourn.**  
**Roll: Ayes – unanimous. Motion passes.**

Being there was no further business, meeting adjourned at 8:35 p.m.