

**The Henry County Planning Commission held a regular monthly meeting in person at 5:00 pm on Thursday May 15th, 2025.**

The meeting was called to order by Marsha Gratner at 5:02 pm.

Roll was called by Attorney Sean Row. Board members present were: Steve Dellinger, David Fisher, Marsha Gratner, Dale Cole, Kenon Gray, Britnee Bertram, Emily Knott, Jason Roberts and Terry Matney. Also present was Zoning Administrator Tom Green, data clerk America Nevitt and Attorney Sean Row.

**Minutes from Previous Meeting**

The Board read and approved the March 20th meeting minutes. Dale made a motion to accept the minutes and Kenon seconded the motion. All present members voted yes to approve the minutes. The meeting minutes were approved 8-0.

**New Business:**

Ginetta Cole- Chicken CAU. Tom Green explained the process and that Mr. and Mrs. Cole have provided all required information and followed all requirements laid out in our current chicken ordinance. We have received one letter in support of this chicken permit and have received no negative feedback or opposition. Kenon asked if they plan to sell the eggs. Mrs. Cole stated she only plans to share them with neighbors.

Dale Cole made a motion to approve this chicken permit. Kenon Gray seconded the motion. All planning commission members voted aye- 9-0.

**Review of Final plat for Ashbury Fields** – (formerly known as Sam Hall Estates). The only change that is being presented is a name change. Tom asked if Mr. Charette had anything to add or present- he stated no, only that they plan to start moving dirt next month. They expect the first houses to start in spring of 2026. Dale Cole asked where the entrance is going to be again. The entrance will be off of County RD 200. He asked what cost they were looking at. Mr. Charette stated \$250,000-\$350,000.

Dale Cole made a motion to continue the process and Steve Dellinger seconded. All members voted aye to approve this name change to the plat. The surveyor requested earlier in the day that this final plat be reviewed by the surveyor and county engineer. This will go before the county commissioners for final approval.

**Old Business:**

No old business

**New Business:**

Review of current code for Cell Towers. We received a letter from Ryan Whitley that our current code does not meet state code for cell towers. These discrepancies were provided to the planning commission for review. Tom Green asked that we change our code to match current state code requirement. Attorney Sean Row made the recommendation that we make these changes to be in line with state code. Terry Matney asked if we are allowed to have our own ordinance or rules- Mr. Row stated that we can have a stricter requirement, however, we cannot have less. No decision has to be made at this time as far as these changes are concerned.

Tom Green presented a letter verifying that he has completed the state required SB0242 for flood plain management that was required to be completed as of 6/30/25 on 3/12/25.

Mr. Green reviewed the statistical report for the planning department with the planning commission so that they could see the amount and type of projects that were being done in the county. He also spoke briefly of some new development that may eventually come to the county.

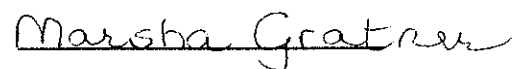
No other business.

No other announcements

Dale Cole made a motion to adjourn the meeting. Jason Roberts seconded the motion.

Meeting adjourned at 5:33 pm.

The next meeting of the Henry County Planning Commission will take place on Thursday, July 17th at 5pm in the second floor Henry County court room unless there is no business to discuss. There will be no HCPC meeting in June due to a holiday and schedule conflicts.



President



Secretary