

The Henry County Planning Commission held a regular monthly meeting in person at 5:00 pm on Thursday December 18th 2025.

The meeting was called to order by Marsha Gratner at 5:00.

Roll was called by Tom Green. Board members present were: Steve Dellinger, Marsha Gratner, Kenon Gray (appeared via Zoom), Dale Cole, David Fisher, Sheldon Dynes, Jason Roberts and Terry Matney. Also, present was Zoning Administrator Tom Green and data clerk America Nevitt

Minutes from Previous Meeting

Motion to accept minutes- Dale Cole. Seconded by Steve Dellinger= all members voted yes.

New Business: No new business

Other business:

Case B2281: Rezone of property for Rumpke waste. JT Westerfield made presentation for Rumpke zoning request for Rumpke Henry County landfill. They have made some modifications to their initial request for zoning changes.

Marsha asked what the set back from the creek is- They stated that the IDEM requirement is 100 ft setback. It will be 100 ft set back on each side.

The original concern was for setbacks for the landfill. Must be 900 ft setback for the landfill per IDEM.

Only 6.3 acres will actually be landfill. Part of the rezone land will be for buffer. Prior to any expansion- they will go through a major modification process with the state and IDEM.

Environmental aspects will all be evaluated for safety purposes.

Marsha stated that the state code requirement is 200 ft from a creek for setbacks. John Butler stated that there is a clarification that if you own the properties on both sides of the creek- then it is 100 ft setback back on either side of the creek. Marsha Gratner asked for further clarification of the IDEM rules. They will review that and get it for her.

Sheldon Dynes had comments to make on the Dam and concern for the easement. JT stated that they can't operate anything in the easement so they will make no changes. Storm water control structures will help with the sediment- this will be done through IDEM. Sheldon stated that the sediment in the dam there needs to be removed. JT stated that this process will follow all rules and requirements from the state and IDEM.

Sheldon would like for Rumpke to remove the sediment from the sediment pool. He stated that this is essential. He stated it should be done in the next 3-5 years and would like this to be put in

the approval with that condition. The sediment comes from the landfill and from other sources in the area. He stated the sediment could be cleaned out and dried for reuse.

JT showed their sediment control in his presentation.

JT Stated they will have to discuss this information and proposal before they can commit to anything.

Marsha asked for other comments and questions.

Marsha asked if anyone would like to make a motion.

Terry asked if we should not table this issue again since we have a possible condition that we are not certain of. Tom stated that the condition would not be relevant to the rezone- only to the commission approval.

Steve Dellinger stated he didn't know that it was Rumpke's responsibility to do that work with the sediment- he stated that this is in the big blue river conservancy's area and he feels that is their responsibility and not Rumpke.

Sheldon stated that if they would choose not to take responsibility for this, then the planning commission would make their decision based on that.

They will have a sediment control on the property where they take care of sediment. This will follow all IDEM rules and everything will be graded to be sure all sediment is directed to their sediment control structure.

Kenon stated he feels they have addressed a lot of the concerns that they had from August.

Kenon made motion to approve the two parcels in questions as requested by Rumpke in this meeting.

Dale Cole seconded the meeting.

All members voted on rezone questions- all members voted yes to each question.

The motion to rezone the properties as presented in the meeting passes.

Case B2282: CAU for Rumpke. This presentation was part of what has been discussed in the meeting already.

Terry asked if they can approve the CAU with the concern for the sediment in contingency. Tom stated that could be done but he would caution on that without legal counsel present to advise on wording of the contingency.

Terry Matney made a motion to approve the CAU contingent them taking care of any issues with the sediment if it is determined that it falls under their responsibility. Dale Cole seconded the motion as stated.

Sheldon requested more conversation about this issue. His concern is for the Dam and sediment and he wants them to take responsibility. He would like them to require them to take care of this issue.

Steve Dellinger asked Rumpke if they are willing to work with Blue River Conservancy on this issue. They stated yes. Steve Dellinger stated that he believes that answers the issue.

Tom read the 3 questions for CAU

1- all members voted yes.

2- all members voted yes

3- all members voted yes

The CAU passed.

Jason Roberts and Terry Matney will be absent from the January 15th meeting.

Dale Cole asked about the status of the Quik Trip possibility. Tom stated that they are in process with the state. It is moving forward.

No other business.No other announcements. Dale Cole made a motion to adjourn the meeting. Jason Roberts seconded the motion. Meeting adjourned at 6:15pm.

The next meeting of the Henry County Planning Commission will take place on Thursday, January 15th at 5pm in the meeting room of the Henry County sherriffs office unless there is no business to discuss.

Mausha Grater

President

Tom

Secretary.