

August 21, 2017

Tim Clark
Nashville, In 47448

Brown County
Planning Commission
201 Locust Lane
Nashville, IN 47448

SUBJECT: Question Regarding the Zoning Request for Snyder Farm to From R1 to GB
(Docket Number 17-RZ-04)

The State of Indiana, through Indiana Statutes, Title 36, Article 7, as amended, empowers communities to plan with the purpose of **improving “the health, safety, convenience, and welfare of the citizens and to plan for the future development of their communities.**

The Plan Commission is the body responsible for maintaining a comprehensive plan, which is required by state law to be developed and maintained [IC 36-7-4-501] if the community wishes to exercise the power of zoning.¹

Questions:

1. What actions have or will be taken by the planning office and individual members of the Area Plan Commission (APC) to ensure that the zoning request in support of the *proposed* Maple Leaf Performing Arts Center (MLPAC) and its *proposed* location aligns with the vision, purpose and intent identified in the Comprehensive Plan for Brown County?
2. Does the APC/Planning Office have a documented standard operating procedure (SOP) that identifies how the “*principles and relevant importance of each principle*” contained in the Comprehensive Plan are identified and then compared with the respective project?
3. What documentation is or will be available that citizens can review that will provide the supporting detail that supports any decision made by the APC?

¹ This “Comprehensive Plan Mandate” was included in the Comprehensive Plan for Jasper County. It might be a good addition to the next update of the Brown County Comprehensive Plan.

4. In the case of the requests for the Maple Leaf and Big Woods/Hard Truth Projects, these projects represent a major change that is projected to result in a permanent increase in year-round tourism in Brown County. Significant increases in traffic and congestion could put significant stress on the *"health, safety, convenience, and welfare of the citizens."* How did or will/ the APC assess the effects on *"the health, safety, convenience, and welfare of the citizen"*?
5. For the property owners on Town Hill Road and Town Hill Road East, how was it determined that their property did or did not exceed 600 feet?
6. In addition to myself, several citizens had their letters of concern with the proposed MLPAC project or its proposed location, published in the Brown County Democrat. Copies are enclosed.

MLPAC along with the Big Woods/Hard Truth Hills projects represent a significant and permanent change to the Brown County community.

In the case for MLPAC, why a rush to judgment on a critical decision? Take the time needed to ensure this project aligns with the comprehensive plan. There is no immediate need to approve the zoning request before the commissioners and council officially approve the project.

The state mandate for comprehensive planning along with the Brown County Comprehensive Plan provides the guidance to apply in determining the best solutions for Brown County.

Respectfully,



Tim Clark
Brown County

Enclosures: Letters to the editor – Brown County Democrat

- Maple Leaf proposal: Let's not fail to plan
- Maple Leaf noise detriment to retirees
- Find a better site for Maple Leaf concert hall
- Compromise on venue necessary
- Zoning for Maple Leaf: Not in the Plan