



**Grissom Air Reserve Base Joint Land Use Study  
Public Meeting #2  
Meeting Summary and Presentation  
October 10, 2017, 5:30 p.m.**

*Consultant Team Members Present:*

Tyson Smith, White & Smith, LLC Planning and Law Group  
John Broughton, Marstel-Day  
Vagn Hansen, Benchmark Planning

Mr. Smith welcomed everyone and reviewed the meeting agenda. He introduced Mr. Broughton and Mr. Hansen, and asked the attendees to introduce themselves.

Mr. Smith stated the objective of tonight's meeting is to update the community on the status of the Joint Land Use Study (JLUS). He reviewed the agenda for the meeting and began by providing an overview of the JLUS process, which generally is to plan for future land use compatibility.

Mr. Smith reviewed the three phases of the JLUS process:

1. Evaluation of existing conditions;
2. Compatibility assessment; and
3. Recommendations to maintain or improve land use compatibility between military installations and civilian land uses

Mr. Smith noted Cass County has already adopted a zoning overlay district limiting height and land uses in the vicinity of Grissom Air Reserve Base (Grissom ARB), and the Consultant Team is working with the Town of Bunker Hill and Miami County on overlay districts for those jurisdictions.

Mr. Broughton provided an overview of Grissom ARB operations and community demographics. He noted Grissom ARB is one of five Air Reserve Bases in the United States and its host unit is the 434<sup>th</sup> Air Reserve Wing, the largest air refueling wing in the Air Force Reserve Command.

Mr. Broughton noted Grissom is a joint use airfield, and reviewed the annual military and civilian airfield operations figures.

Mr. Broughton reviewed current population and future trends in the region, noting the City of Kokomo has experienced significant growth while other communities have seen a slight decline in population.

Mr. Broughton stated the Consultant Team is also reviewing the findings and conclusions of existing studies related to economic development initiatives, and exploring the relationship of these to Grissom ARB.

Mr. Broughton noted Grissom ARB's significant annual local economic impact of over \$122m.

Mr. Broughton reviewed encroachment challenges, beginning with potential sources of development demand. These include the US 31 corridor, Grissom Aeroplex, and the Miami County Correctional Facility. He noted the predominant land use around Grissom ARB is agriculture, which is generally compatible with the military mission and helps mitigate against high potential for suburban and urban development.

The next encroachment challenge Mr. Broughton reviewed is potential energy development, including wind and solar. He noted neither of these currently impact Grissom ARB's mission.

Finally, Mr. Broughton reviewed encroachment challenges related to security, specifically the vacant steam plant near Grissom's main gate.

Mr. Broughton discussed potential transportation improvements along US 31. He noted the community's support of designating US 31 as a freeway with proper interchanges at preferred locations. Mr. Broughton recognized the need to address immediate safety concerns without losing sight of long-term goals.

Mr. Smith reviewed a list of participants in the Consultant Team's stakeholder interviews, conducted in June, and highlighted some of the feedback and input received.

Mr. Broughton reviewed the results of the public survey conducted over the summer. Key observations include community support for Grissom ARB's mission, minimal noise impacts experienced by the community, and positive quality of life impacts.

Mr. Hansen reviewed the results of the initial conflict and compatibility analysis, beginning with maps showing the four-county JLUS Study Area and the smaller JLUS Focus Area. The Consultant Team developed a GIS database of land use characteristics, including existing land use, current zoning, future land use recommendations, and land subdivision patterns in the JLUS Focus Area. He presented maps showing these characteristics.

Mr. Hansen explained the land use compatibility assessment is based on Air Force Air Installation Compatible Use Zone (AICUZ) guidance for Noise Zones and Accident Potential Zones. Land uses are considered compatible, conditionally compatible, or incompatible. Mr. Hansen showed an excerpt from the land use compatibility table for reference. He noted the guidance has changed since last Grissom ARB AICUZ study, and the most recent guidance suggests residential land uses are generally incompatible in Noise Zones.

Mr. Hansen's initial observations from his analysis include a high degree of compatibility between existing land uses and military operational compatibility factors; 100% of off-base land impacted by the Noise Zones contains compatible land uses; and, of the entire off-base area that falls into an Accident Potential Zone, more than 92% is currently compatible based on AICUZ guidance.

Mr. Hansen reviewed the land use compatibility maps, and reviewed three additional compatibility factors, including the imaginary surfaces associated with the airfield, special use airspace, and light pollution.

Mr. Smith reviewed the project's next steps. The Team will complete the draft JLUS report in December for review by the Steering Committees in early January 2018. Mr. Smith expects to present the final report to the public in March, then finalize the JLUS report in April. He stated there is good compatibility between Grissom ARB and the community, and the JLUS recommendations will attempt to keep things this way.

Mr. Smith provided the project website address ([www.grissom-jlus.org](http://www.grissom-jlus.org)) and referenced the @GrissomARB JLUS Facebook page. He thanked everyone for attending the meeting.