



**Grissom Air Reserve Base Joint Land Use Study
Joint Policy Committee and Technical Working Group
Meeting Summary
April 9, 2018, 9:30 a.m.**

Guests:

James (Jim) Holland, Program Director - BRAC, Office of Economic Adjustment
Brandi Hughes, Director of Operations, Indiana Office of Defense Development

Mr. Tyson Smith, White & Smith Planning and Law Group, welcomed everyone to the meeting, and recognized the Consultant Team members in attendance:

- Vagn Hansen, with Benchmark Planning; and
- Brooke Thomas, with American Structurepoint.

Mr. Smith reviewed the meeting agenda, and stated the purpose is to provide an overview of revisions made to the JLUS report since the Committees last met, to provide an update on the status of the Miami County and Bunker Hill overlay zoning districts, and for the Committees to formally accept the final JLUS report.

Overview of Revisions to DRAFT JLUS Report

Mr. Smith provided an overview of revisions to the draft JLUS report.

First, in Chapter 3 (Conflict & Compatibility Analysis), Mr. Smith noted the Grissom Air Museum is now classified as an incompatible use in APZ I due to its land use category/classification and local interest in advancing Air Force guidance. The museum can continue to operate as a nonconforming use but, under the Bunker Hill draft overlay zoning district ordinance, will eventually have to come into compliance with the ordinance, which is based on Air Force guidance. The corresponding acreages of compatible/incompatible uses were updated to reflect the museum's classification change.

According to committee members, there remains in the property deed a reversion clause stating if the museum ceases to operate, the property ownership reverts back to the MCEDA [Miami County Economic Development Authority].

Mr. Smith stated that language concerning wind energy infrastructure was added to Chapter 3 [VIII. Airspace Management and Protection], and a map was added to the JLUS showing the general location of the Harvest Wind project and its proximity to special use airspace and imaginary surfaces.

Mr. Smith stated wind energy is a concern in terms of special defense air space. With regard to pending projects in the area, it has been determined – where hazard determinations have been made by the FAA – that there is no hazard so far based on proposed and known turbines. He noted these determinations are final only after applications for individual turbines are submitted for review. Mr. Smith showed maps of existing and planned wind turbines in the vicinity of Grissom.

Mr. Smith provided an overview of the DoD Siting Clearinghouse, which allows the military to provide input to the FAA on certain proposed development in the vicinity of an installation that is more than 200 feet above ground level and/or exceeds an imaginary surface of an airport. He noted the FY2018 National Defense Authorization Act made significant amendments to the Clearinghouse process, though the changes have not yet been fully implemented.

Mr. Smith noted wind infrastructure around Grissom remains an area of uncertainty from a technical standpoint, even though leases have been signed and there is a project area. Currently, there are two companies and three proposed projects. During the planning and development phase, a wind company may ask for 650-foot tall towers even if shorter towers are eventually proposed. They build in phases, so the specifics of all phases of a particular project generally are not known from the beginning.

Mr. Smith recognized that Fort Wayne Air National Guard units, Grissom ARB's military partner, use the MOAs [Military Operations Area] over northern Cass and Miami Counties for flying, and noted wind energy has the potential to impact those operations. He stated the JLUS recommends an MOU [Memorandum of Understanding] to include Fort Wayne or the Indiana Air National Guard to establish and maintain communications on matters such as this.

Mr. Smith stated the JLUS report content remains largely unchanged since the Committees' review in January. An executive summary, including a summary of the action steps, was added, as well as a matrix overview of local legislation and comprehensive plans.

Mr. Smith stated that, generally speaking, this study makes a good situation better, especially as the community begins the JLUS Implementation phase. The consultant team carried the possibility of KC-46A basing at Grissom ARB throughout the entire study. The team included the preferred interchange configurations for US 31 directly in the study, as the Committee requested at its last meeting. The study emphasizes the importance of establishing overlay zoning districts where they don't yet exist in the Study Area.

Mr. Smith emphasized the importance of the Clear Zones. One of the top priorities for implementation is the need to maintain or control land uses in the Clear Zones, as this is a high priority for the Air Force and all the Services pursuant to recent federal legislation and directives. He referenced a "Clearing the Clear Zone" action plan [2017 JBLM McChord Field North Clear Zone Action & Implementation Plan] recently completed for Joint Base Lewis-

McChord in Washington state, which may be helpful as the community here begins the JLUS implementation phase.

Miami County & Bunker Hill Overlays Update

Mr. Smith stated that amendments to the overlay zoning districts were prepared based on input received at the last committee meeting and following a joint meeting of County and Town elected officials. The adoption process will begin with review by the Plan Commissions. The Bunker Hill Plan Commission will meet on April 10, 2018, with Mr. Smith presenting the draft ordinance. Mr. Tidd will present at the Miami County Plan Commission meeting, as well as meetings of the governing bodies of both jurisdictions. Final adoption is expected in the May-June timeframe.

Mr. Smith described the overlay districts, noting they address land uses in Accident Potential and Noise Zones and height/obstruction avoidance. The Air Force's AICUZ [Air Installation Compatible Use Zone] Program guidance provides a matrix of recommendations concerning land uses in Clear Zones and Accident Potential Zones. For the overlay districts, the Air Force matrix was revised to correspond with the land use categories already in use in the Miami County and Bunker Hill zoning ordinances, but the land use restrictions are consistent with Air Force guidance.

Mr. Smith noted that, in terms of height, we want to prohibit intrusions into the airspace and imaginary surfaces – not only intrusions by physical structures, but also intrusions by smoke, glare, and radar interference. Grissom ARB's imaginary surfaces cover all of Bunker Hill and its extraterritorial jurisdiction, as well as most of the unincorporated portions of Miami County. In these areas, the overlay district requires coordination with Grissom ARB on development applications and prohibits uses that interfere with Grissom ARB operations, including uses that would protrude above the imaginary surfaces.

Mr. Smith stated there have been a couple of revisions to the initial drafts. For example, Grissom ARB personnel revisited the list of land uses that would be reviewed on a day-to-day basis, and recommended that some smaller property improvements do not need to be reviewed, like single-family home renovations, for example. Mr. Smith noted the revised overlays accommodate some non-conforming rebuilds for former Air Force structures located in the Clear Zone in the short-term, if the property owner first seeks purchase or relocation assistance from the Air Force or MCEDA. He noted the long-term goal is to protect the Clear Zone consistent with Air Force guidance.

Acceptance of JLUS Report & Recommendations for Implementation

Mr. Smith showed a graphic of the three phases of a JLUS process. Phase 1 has been the JLUS itself, which assesses current conditions and prioritizes the tools available to avoid encroachment or correct existing concerns. Phase 2 is the development of those tools

(commonly referred to as JLUS Implementation); and Phase 3 is the actual implementation of those tools.

Mr. Sailors made a motion for the Committees to approve the JLUS report as presented and recommend that the MCEDA Executive Board (the OEA grantee) formally accept the full study, transmit it to the local jurisdictions involved in the study, seek their participation in the Phase 2 implementation effort, and for MCEDA to pursue implementation.

The motion was seconded by Mr. Vernon Keller, and was unanimously approved.

Mr. Smith thanked everyone for attending the meeting and participating in this important process.