

## Proposed HHC Overlay presented at APC

By Rod Butcher  
Contributing writer

The Hoosier Heartland Corridor (HHC) District Overlay was presented to Carroll County Area Plan Commission last week.

Carroll County Zoning Ordinance Update Steering Committee member Miriam Robeson explained the purpose was to regulate development in 1,000 feet on each side of the state right-of-way of the new highway. She said the document would ensure that future development within the corridor would be compatible with the Carroll County Comprehensive Plan.

Robeson said existing zoning and

structures would not change, but the document "overlaid" current zoning. She said if a structure suffered damage of more than 50 percent, the new structure would be required to comply with the new standards. Also, if an addition exceeded more than 35 percent of the existing building's gross floor area, the addition would be required to comply with the new standards.

The document sets three acres as minimum tract size for new lots within the overlay district instead of one acre.

Robeson said billboards and signage were addressed in detail in the document. Billboards must comply with the INDOT Outdoor Advertising

Control Manual, must have a sign plan, LED billboards or electronic lighting is prohibited, and lighting must face downward. Maximum surface area, spacing, setbacks and aesthetics were detailed in the document.

Properties currently zoned and used for agriculture would be considered as conforming according to Robeson. She said the document can be found at [www.carrollcounty-zoning.wordpress.com](http://www.carrollcounty-zoning.wordpress.com).

Robeson reported the committee met with two Purdue professors who demonstrated a "wonderful tool" which provided a variety of land use variables to help evaluate options. The "Local Decision

Maker" tool can be found at <http://ldm.agriculture.purdue.edu/>.

### Other business

Officers elected for 2009 were: Bob McCain, president; county surveyor Wayne Chapman, vice-president; and Larry Jones, secretary. Jones was appointed to the board of zoning appeals.

Zoning administrator Kathy Mylet and attorney Cynthia Harmon were reappointed to serve for 2009.

Compensatory time, time off for extra time worked, for Mylet was approved.

Mylet announced that the Comprehensive Development Plan was complete.

### Board of Zoning Appeals

The board of zoning appeals approved a variance for Jennifer Hahn for a 14-foot setback, instead of 20, for a garage.

Moore Limited Partnership was granted a three-foot variance lake-side, and seven foot roadside, to tear down an old structure and for a larger house.

Chris Nipple of Rockfield was informed the only remedy for a potential zoning violation of horse kept within Rockfield limits was for the horse owner to comply with current zoning regulations or apply for the property to be rezoned.

The next meeting will be April 28 at 7 p.m.

## County in the black... for the time being

Money the prevailing meeting topic

By Debbie Lowe  
Staff writer

Carroll County Council did not accept a bid for a \$1.2 million bank loan to pay 2009 bills at a meeting March 17 because the measure was unnecessary so far this year. Members received four bids, ranging from a 3.75 per cent interest rate down to a 2.74 rate. Bids were referred to commissioners attorney Barry Emerson for compliance review. Acceptance is expected at the April 21 meeting.

"Having a general fund balance at the beginning of the year sufficient to eliminate the immediate need to use tax anticipation loans for operating allows the council to concentrate on the long-term implications of each and every action taken," council president Ann Brown said Friday. "However, it is unrealistic to expect the money in the general fund to last for more than three months at least. We will most likely be forced to borrow as our income does not come up to meet our expenses for the year."

"Until we receive income from the first property tax settlement and Local Option Income Tax disbursement, we are basically living on what we have in the bank right now," she added.

"The cuts we had to make in 2008 were tremendous," Carl Abbott said. "We got the bejeezus scared out of us last year and we are very cautious about spending now."

"Having a positive balance and operating on our own money is a great feeling after coming through what we did," he added. "I'm proud of the council for doing what we had to do to get to this point."

### 2010 Budget

Brown appointed council members, with their agreement, to work with departments and leaders to help them understand and prepare 2010 budget requests. Brown directed members to learn the comprehensive scope about each department's financial resources using consultation with department heads and county auditor Beth Myers. She said it was necessary for

the county council to know all facets of department funding.

A related chart accompanies this article.

### Financial review

Ron Slavens reported no income trends were apparent using information provided by auditor Beth Myers.

"We have no property tax income or county option income tax payments yet this year," he said.

Slavens noted a decrease in interest income from roughly \$60,000 last year to \$16,000 this year at the same time. He said only \$1,200 was received in February and that \$14,800 was received in January. Slavens said it could be a matter of timing or it could indicate a significant loss of county income for 2009.

Slavens said salaries in the assessor's office could be deducted from the reassessment fund for 2009, but the approximately \$80,000 to \$90,000 would have to come from the general fund in 2010.

Slavens said the redevelopment commission, which controls the tax funds received from the tax increment financing district (TIF), had \$1.2 million in the account. He stated the county "should be able to link into" that revenue source, citing the county provides services to the occupants of the district with little revenue from the improved industrial site.

Slavens requested Myers provide council members with a timeline for the progress toward sending out tax bills this year. She said she would complete the first portion of her work by April 1 and forward it to the Indiana Department of Local Government Finance (DLGF). She said she would

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### Council member department budget assignments:

**Ann Brown** - Clerk, Election Board, IV-D, Prosecutor, Pre-trial Diversion, Drainage Board, Commissioners, EMS, Health Department, Special Tobacco Fund, and Health Maintenance.

**Nancy Cripe** - Auditor, Jail, Superior Court, Joint Courts, Supervised Juvenile and Adult Probation Programs, and Carroll Manor.

**Marion Huffer** - Treasurer, Jail, E-911, Coroner, and Circuit Court.

**Carl Abbott** - Recorder, Surveyor, E-911, Coroner, EMA, Local Emergency Planning, Transfer Station, Carroll Manor and Area Plan.

**Jerry Hendress** - Sheriff, Law Enforcement User Fee, Assessor, Reassessment, Extension Office, 4-H Building, and Soil and Water.

**Scott Ayres** - Surveyor, Extension Office, 4-H Building, Drainage Board, Commissioners, Park Board, Highway, Local Roads and Street, and Cumulative Bridge.

**Ron Slavens** - Assessor, Reassessment, Veterans Affairs, Superior Court, Joint Courts, Supervised Juvenile and Adult Probation Programs, EMS, Highway, Local Roads and Street, and Cumulative Bridge.



### Making pocket folders

Larry Kappes is making customized pocket folders for a bank. In a matter of seconds, he is pulling one sheet out and putting one sheet in. This particular job has silver foiling on it. Comet photo by Jennifer Archibald

## Indiana Letterpress operates in Flora

By Jennifer Archibald  
Staff writer

Flora has a wholesale business that is usually not found in a rural area.

Indiana Letterpress LLC operates at 315 South Sycamore Street, in the Sycamore Industrial Park.

"We do finish work for printing companies," said owner/operator Larry Kappes.

He lists his services as foil stamping, embossing, die cutting, imprinting, and numbering.

"At one time, printing companies did all of this, but now they do offset printing, and most of them outsource their letterpress work," Kappes said.

"It doesn't pay them to keep the equipment when they don't use it every day. And as the old guys retire, there are fewer and fewer people who know how to run a letterpress."

Kappes said other than his shop, the nearest letterpress service is probably in Indianapolis.

Kappes has found a niche, doing work for 25-30 printing companies in a 60-mile radius.

"We have an advantage because we pick up and deliver," Kappes said. "If a printing company has work done in Indy, they have to drive or ship it there."

Although he does jobs for printing companies in this general area, the actual customers who place the orders are from all over. Some of those customers are schools,



### Die cut products

Pictured are four examples of items that have been die cut for businesses. Some also have been foiled to give a metallic look. Comet photo by Jennifer Archibald

universities, hotels, banks, and other businesses.

While 99 percent of his work is through printing companies, Kappes said he has one regular job that comes directly from the customer - the Canine Eye Registration Foundation, a national registry headquartered at the University of Illinois. They send business forms to Indiana Letterpress for imprinting the name, address, and phone number of different member veterinarians.

Kappes said examples of finish work to come out of his shop are pocket folders, customized for businesses or university departments, and die cut business invitations,

report covers, and door and mirror hangers.

Already-designed pocket folders come to Kappes's shop as flat sheets. They're scored and die cut on one machine, and then folded and glued on another machine.

Pocket folder customers frequently want their name or a design in foil (metallic look - gold, silver, or other colors). Foiling is done after the die cutting.

Before he had his pocket folder machine, Kappes said they had to do all the folding by hand. His wife helped him some in the evenings, and one year they had two sizable orders for pocket folders - 25,000 each.

"Because of that, my wife said she wasn't doing the folding by hand anymore - so I had to buy the machine," Kappes said. "I found one on eBay."

The machine hasn't eliminated all hand folding, but Kappes said it has saved a lot of time.

"I learned to die cut by trial and error," he said.

A die cutter is used whenever a shaped product is ordered. The shapes might be an overall pattern, an insert, or a cut-out. Multiple copies of the shape are made from a metal die (template).

Businesses can be creative in their invitations. One job called for a die cut saddle

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