

# Residents win rezoning debate

**BY DAVE KURTZ**

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AUBURN — Home-owners who live south of the Custer Grain elevator on C.R. 19 won a battle Tuesday night to keep the land around them zoned for residential use.

After a two-hour discussion, Auburn Plan Commission members agreed the zoning should stay residential, as it was when county government controlled the area's zoning.

The Plan Commission's vote Tuesday was informal, with a final vote expected May 12. The Auburn Common Council will have the final say later this spring.

The City of Auburn has taken over zoning responsibility for neighboring rural land southwest of the city, along with other fringe areas outside the city limits.

Last month, a proposed zoning map for the new territories showed land south of C.R. 48 and east of C.R. 19 zoned for industrial use.

Residents objected at an Auburn Plan Commission hearing in March. When the commission took up the issue again Tuesday night at City Hall, the map had been changed to show houses along C.R. 19 zoned residential. But farm land around them, reportedly owned by Custer Grain, continued to show industrial zoning.

Residents said changing

only their home sites would not protect their property values.

"I believe everybody in that strip would like to remain rural, and would not like to have industrial behind them," said Chris Shafer, a C.R. 19 resident.

Plan Commission member Don Myers swayed his colleagues to stay with residential zoning.

"I don't want to stifle growth for the community, but I don't see much going on out there but agriculture," Myers said.

Commission member Ellen Stahly called residential zoning a good compromise, but cautioned: "We can't completely zone out industry and have our economy ever succeed."

Plan Commission chairman Rick Ring told the C.R. 19 residents, "Just because we're leaving it residential now doesn't mean that's the way it's always going to be."

More than 30 people attended the meeting. At one point, Ring allowed a show of hands, which went about 20 to 1 against industrial zoning along C.R. 19.

Plan Commission members also voted to keep an area immediately south of the city as a residential zone. A proposed map showed a change to industrial zoning south of C.R. 50 and east of C.R. 23. But the commission decided it also should stay residential.