

Area Plan Commission Regular Session September 21, 2023

The September 21st, 2023 regular session of the Area Plan Commission was called to order to at 6:01 p.m. by President Scott Nogle. Those members who answered roll call for the APC were Scott Nogle, John Moore, Brian Stevens, Joe Ellis, Phil Cox, Ron Mack, Lary Langley and Barbara Phillips. Those who answered roll call for the BZA were Travis Newman, Judi Paloncy and John Graves. Also present: Attorney Ron Severt, Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, Susan Strole, Dan Strole and Janet Strole.

The August 9th, 2023 minutes were examined. Mr. Langley made the motion to approve the minutes as presented. Mrs. Phillips seconded. MC

Old Business:

Update on ongoing violations: Mrs. Carpenter stated she has not followed up with the ongoing violations due to the heat and being out of the office. She stated she would have a report for the October meeting along with pictures.

Update on Request for Proposal for Updating the Vermillion County Zoning Ordinance, Zoning Maps, and the Subdivision Control Ordinance: The agreement between owner and consultant for ordinance preparation services was presented with markups. After reviewing the contract and everyone getting on the same page Mr. Mack made the motion to move forward with contract with Ground Rules, Inc, Mr. Moore seconded. MC

Other New Business: Zoning Ordinance Amendment on Class VI UIC Injection Well Carbon Storage, following a lengthy discussion on what options we have to slow or prevent this pilot project in Vermillion County, it was determined that Vermillion County & Vigo County were sold out by Alan Morrison with this pilot project. We are going to continue to attend meetings and show our opposition for this project and while muddying the waters to help slow this project until we can get something done on a local level. In the end Wabash Valley Resources LLC does not need to follow the rules and procedures in Vermillion and Vigo Counties like they will be required to do in other Indiana Counties. The EPA is over the well site and the DNR is over the pipeline.

IC 14-39-1-3.5 Carbon sequestration pilot project

*Sec. 3.5. (a) This chapter authorizes the establishment of a carbon sequestration pilot project:
(1) that will:*

(A) capture carbon dioxide at the proposed ammonia plant to be located at 444 West Sandford Avenue, West Terre Haute, Indiana;

(B) construct, operate, or use not more than two (2) carbon dioxide pipelines;

(C) maintain operations only in Vigo and Vermillion counties; and

(D) inject the carbon dioxide underground through one (1) or more injection wells pursuant to a Class VI well permit issued by the United States Environmental Protection Agency; and

(2) that will employ the underground storage of carbon dioxide as an alternative to releasing the carbon dioxide into the air.

(b) The director shall designate the operator of the carbon sequestration pilot project according to the characteristics of the pilot project set forth in subsection (a) not more than thirty (30) days after the Class VI well permit referred to in subsection (a)(1)(D) is issued by the United States Environmental Protection Agency.

(c) This section expires July 1, 2028, if the operator of the carbon sequestration pilot project designated under subsection (b) according to the characteristics set forth in subsection (a) is not issued a Class VI permit by the United States Environmental Protection Agency under 40 CFR 146 subpart H by July 1, 2028.

Regarding Mrs. Carpenter attendance at Injection Well Carbon Storage meetings clarification, Mr. Moore made the motion to allow flex time to be earned while attending meetings that pertain to Area Plan regardless of the subject matter. Mr. Langley seconded. MC

Mrs. Carpenter presented the claims paid since the last meeting; she also handed out the fees collected for 2023.

Claims paid August 10th- September 21st, 2023:

8/22/23	Canon	Copier	\$103.70
9/18/23	Canon	Copier	\$119.66

Mr. Moore made the motion to approve the claims. Mr. Langley seconded. MC

With no further business before the board Mr. Ellis made the motion to adjourn the meeting at 7:22.m. Mr. Langley seconded. MC

Penney Carpenter
 Penney Carpenter,
 Recording Secretary

Board of Zoning Appeals
 September 21st, 2023

There was no new business before the board, but all were present to learn!