

Area Plan Commission November 9th, 2023

The November 9th, 2023 regular session of the Area Plan Commission was called to order to at 6:00 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. Also present: Attorney Ron Severt, Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, Stephanie Severt, Tamara Lawlyes, Doug Ritchey, John Graves, Judi Paloncy, Buddy High, Makaeya High, Wendi High, Charles Winkle, Joyce Winkle and Gunner High.

The October 12th, 2023 minutes were examined. Mr. Langley made the motion to approve the minutes as presented. Mrs. Phillips seconded. MC

Old Business:

Mrs. Carpenter presented pictures of all ongoing violations: The Jarred Beckman property has some improvement but is still a work in progress. He is in contact with the office and will review in 30 days. The William Grimes property is still in violation, and Mr. Grimes was asked to attend tonight's meeting and was served by the VCSD. The Mary Hinkle property is still in violation. Mrs. Hinkle is in the hospital. Mrs. Carpenter stated she would like to wait until she can speak with Mrs. Hinkle before moving forward. The Loren Lomax property is still in violation. Mrs. Carpenter did meet with Mr. Lomax, and he indicated he will continue to work on his violation. Mrs. Carpenter will have more pictures for the December meeting. Kenneth High II, AKA Buddy High was present and is still in violation. Minutes from the April 2022 APC meeting were read aloud by Mrs. Carpenter "Kenneth E. High II (AKA Buddy), 6534 N Arnold Dr. Cayuga, IN – Is working with Ms. Carpenter; he has cleaned up some, but still has many vehicles and tires. Buddy stated that he would be taking advantage of the tire recycling event on May 14th. Buddy also stated that cars will not be on the property longer than 30 days except for the 7 square bodies, the Avalanche, and his antique car. He will bring them in, strip them, and haul them out." The aerial photo from March of 2023 shows 15+/- vehicles on Buddy's property and 25+/- vehicles on Kenneth & Marjorie High adjacent property Kenneth is Buddy's father.) Following a discussion (hostile at times), Mr. Buddy High forbade Mrs. Carpenter from visiting the violation for follow-up inspections. Mrs. Carpenter also stated she had been threatened on Facebook, whereupon Mr. Buddy High said, "I did not call you by name and I posted an apology too". Mr. High then presented a list of names from neighbors who signed his paper with this written across the top "To my

neighbors of Vermillion Hills, I, Buddy High, am asking if I bother anybody out here by my junking? I'm using it to get my house built. We started building in 2018 to get closer to our dream. Thanks you!" This was signed by 9 property owners with 8 checking the no column. Mrs. Carpenter also stated that Mr. Buddy High's building permit had expired, and he would be required to get a new permit. Mr. Moore made the motion to send the violation up before the judge. Mr. Stevens seconded. Motion approved with 6-1 vote with Mr. Nogle voting no. Following a calmer discussion here Mrs. Carpenter stated that there are guidelines for automotive junk/salvage yards that need to be followed if this is a business, Mrs. Carpenter stated she would work with Mr. Buddy High on getting started with the IDEM. Mr. Buddy High agreed that he would start the process the first of next week and be back before the APC in April, hopefully with all documents in hand. Mr. John Moore rescinded his motion to send upstairs before the judge to allow Mr. Buddy High to obtain the proper paperwork to operate an automotive salvage recycler business by April 2024. Mr. Mack seconded. MC

Mrs. Carpenter stated that the Kickoff of the New Unified Development Ordinance (UDO) project open house held in Clinton was attended by 6 individuals, and in Newport, 2 citizens attended. Mr. Moore stated he was very impressed with the questions that Mr. Johnson from Ground Rules Inc was following up on.

Mrs. Carpenter stated that Mr. Moore and she had presented the Zoning Resolution on Class VI UIC Injection Well Carbon Storage to the Vermillion County Commissioners on October 24, 2023. It was adopted with a 2-1 vote with Mr. Britton Luther voting no.

New Business:

Mrs. Carpenter stated under new violations: Ron Finger Jr, was served in person by the VCSD on November 6th at 9:43am. Mrs. Carpenter stated she had not heard from Mr. Finger, and he was asked to attend this meeting. The commission asked that Mr. Finger be notified again, requesting him to attend the December meeting before proceeding.

Jeff & Stacy Kabbany, 11285 S SR 71, Clinton, IN this is a home that burned that needs to be addressed. They were mailed a certified letter requesting their presence for tonight's meeting. The commission asked for them to be notified again, requesting them to attend the December meeting before proceeding, and to reach out to Kim Hawkins VC Health Officer to see if working together we could get more accomplished.

Timothy & Danyell Kaperak violation is the collection of bagged trash and debris, Mr. Kaperak called in stating they have started dealing with the bagged trash, he acknowledged things got out of control very quickly and requested to be given 30 days.

Ronald Hollingsworth is the property owner of 2888 Jackson Ave, Clinton, IN 47842, both the property owner and tenant were sent notices. Linda Pine is the tenant. She has called the office and said the violation will be resolved within 30 days.

Kevin Campbell violation is the collection of bagged trash and debris, Mrs. Campbell called in stating they would work on the violation and requested Mrs. Carpenter to follow up with them in 30 days.

Steve Giordano violation is a burned out home; he has been in contact and is working to resolve the issue.

Clate & Tammy Sanquenetti have filed with the Vermillion County Area Plan Commission, a Petition 23-03 requesting a change in the Zoning Classification from an S-1 Suburban Residential to B-2 General Business on real estate located in Clinton Township, Vermillion County Indiana, commonly known as 15141 Main Street, Clinton, IN 47842. The purpose of this request is to open an Auction House. Mrs. Carpenter stated that all adjacent property owners had been notified by certified mail and the legal notice was run in the Clintonian. Mr. Clate Sanquenetti was present and answered several questions. Tamara Lawlyes and Doug Ritchey were present and have concerns regarding the increased traffic on the narrow roads in Blanford. Mr. Ellis made the motion to table the petition until the December meeting, when information on the platted right of ways in Blanford could be reviewed. Mr. Moore seconded. MC.

Other New Business;

Mrs. Carpenter stated she had received a call from Mr. R. J. Dunavan this afternoon around 2:40 p.m., saying he had received an email from Britton Luther. In this email it is suggested "Penney Carpenter was using county resources and on county time waging propaganda war on private enterprise." This has to do with the Carbon Dioxide Sequestration project by Wabash Valley Recourses. Mr. Nogle stated he would follow up with Britton Luther on the complaint.

Mrs. Carpenter presented the claims paid since the last meeting; she also handed out a list of the fees collected so far for 2023.

Claims paid October 12th - November 9th 2023:

| | | | |
|-------|------------------|-----------------|----------|
| 10/26 | Quill | Office Supplies | \$384.13 |
| 10/27 | Penney Carpenter | Business Cards | \$45.99 |
| 11/6 | Canon | Return Invoice | \$293.51 |

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

With no further business before the board Mr. Moore made the motion to adjourn the meeting at 7:40p.m. Mr. Langley seconded. MC

Penney Carpenter

Penney Carpenter,
Recording Secretary