

Vermillion County Area Plan Commission Regular Session December 14, 2023

The December 14th, 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, Ron Mack and Barbara Phillips. Also present: Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, John Graves, Clate Sanquenetti, Janet Strole Ciantro, Cindy Pyle and Susan Strole Kos.

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

Old Business:

a.) Update on Old Violations:

1. With the Jarred Beckman property, there has been some improvement, but it is still a work in progress. Mrs. Carpenter believes this is a situation that may be ongoing.
2. The William Grimes property is still in violation, and Mr. Grimes was asked to attend tonight's meeting by certified mail. He has cleaned up directly in front of his house but is still in violation. Mrs. Carpenter stated she would like to continue monitoring Mr. Grimes and try to find a group of volunteers to help him clean up more in the spring.
3. The Mary Hinkle property is still in violation; however, Mrs. Carpenter has spoken with Mary's nephew Brandon Hinkle, and they are working on the issues.
4. The Loren Lomax property is still in violation. Mrs. Carpenter did meet with Mr. Lomax again; he has addressed some of the problems and is still working with Mrs. Carpenter.
5. Kenneth High II, AKA Buddy High is still in violation; Mrs. Carpenter stated he did come into the office to get his building permit. While in the office, Mr. High stated that it was going to cost a lot; maybe too much for him to profitably salvage cars. Mr. Nogle stated he had spoken with Mr. High and reported that the cost could be as much as \$8,000. Mr. High said he will make the decision after the first of the year on what he plans to do.
6. The Ron Finger Jr. property is still in violation, and Mr. Finger was asked to attend tonight's meeting by certified mail. He has cleaned up somewhat, but he has not been in contact with the office. Mrs. Carpenter would like to give him another 30 days if he is making progress.

7. Jeff & Stacy Kabbany, 11285 S SR 71, Clinton, IN this is a home that burned. This property is still a mess. Mrs. Carpenter spoke with Mrs. Kabbany, and she said they plan to get a dumpster within the next 30 days.
8. Mrs. Carpenter stated that the Timothy & Danyell Kaperak violation is the collection of bagged trash and debris. If anything, it has only gotten worse, and the Commission agreed to send the case to the judge.
9. The Ronald Hollingsworth violation at 2888 Jackson Ave, Clinton, IN 47842: All the trash and used appliances have been removed and it is no longer in violation. The renter has also been evicted.
10. The Kevin Campbell violation is the collection of bagged trash and debris. Last month, another 30 days was requested. The only difference Mrs. Carpenter could see is that they have used tires for sale. All the bagged trash and debris is still present as of today. The Commission agreed to send them before the judge.
11. Steve Giordano violation is a burned out home; Mrs. Carpenter stated that he did clean debris off the porch and mowed, however the skeleton of the house still needs to be demolished and hauled off.

b.) Update on Unified Development Ordinance (UDO) Project

Mrs. Carpenter stated that the first draft of the New Unified Development Ordinance (UDO) should be in the hands of the steering committee as early as tomorrow but for sure by midweek of the 18th. Mrs. Phillips asked who all is on the steering committee; Mrs. Carpenter stated, John Moore, Scott Nogle, Doug Hess, Connie Warner, Riley Chew and Penney Carpenter. Mr. Nogle stated he would no longer wish to be on the steering committee. With Doug Hess resigning from the Vermillion County Economic Development and working out of town, we may need another member.

c.) 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. This petition was tabled last month due to some questions about the Right-of-Way. The original recorded plat of Blanford-Meyer Addition of the Town of Jacksonville was presented. Mrs. Carpenter stated that Ms. Lawyles was not able to attend tonight's meeting but did request that the change in zoning to B2 General Business be for an Auction House only and if there comes a time the auction house is no longer operating, the zoning will revert to S-1 Suburban Residential. Additionally, that there

would not be more than two auctions per week, and that a solid 6-foot-tall privacy fence must be installed along the north property line. Mr. Sanquenetti stated that was all fine with him. Mr. Joe Ellis made the motion to forward the petition to the Vermillion County Commissioners with a favorable recommendation for approval, with the understanding that this change in zoning is for an Auction House only, and if there comes a time the auction house is no longer operating, the zoning would revert back to S-1 Suburban Residential, to have no more than two auctions per week, and to place a solid 6-foot-tall privacy fence along the north property line. Mr. Mack seconded. MC

New Business:

a.) LEAP Project – Water Pipeline Concerns

The Indiana Economic Development Corporation planned the LEAP (Limitless Exploration/Advanced Pace) Innovation District in Boone County without ensuring that there were sufficient water resources for the industries that they wished to recruit. Now, the Indiana Economic Development Corporation (IEDC) has began activities directed towards constructing a pipeline to transfer tens of millions of gallons of water a day from the Wabash River aquifer, possibly in Vermillion County, to the LEAP innovation District in Boone County. Mrs. Carpenter presented Resolution #17, 2023 from the City of Terre Haute, Resolution # 2023-43 from the Fountain County Commissioners, along with the Ordinance #2023-26CM from Tippecanoe County Commissioners. Mrs. Carpenter stated that she had spoken with Commissioner Yocum, and he stated that it will be on the agenda for the December 19th meeting.

Other New Business

a.) Mrs. Carpenter stated she has had to issue a refund only twice in her 12 years in this position. Mrs. Carpenter had issued a building permit 3066 on October 11th, 2023 to Jodi Hamand for a portable building on the property of one of his friends. It was for him to stay in while going through his divorce. Mrs. Carpenter did a site visit along with Mr. Nogle on November 15th, 2023 and discovered that Mr. Hammond was building a two-story building with running water and a bathroom. That is not allowed; only one primary residence is allowed per parcel. On November 16, 2023 Mr. Hamand was informed that he would need to remove the structure and he would be issued a refund for his permit.

b.) Mrs. Carpenter stated it has recently been brought to her attention that Mr. Scott Nogle did not represent the APC when he stated during the budget hearings that

“he was not asking for a raise for the Executive Director.” Mr. Nogle may not have been asking for a raise; however, the APC during their June 8th, 2023 approved the budget with a \$1,000.00 raise for the Executive Director. At that June meeting, the Motion to approve was made by Mr. Mack, Seconded by Mr. Langley with no one voting against it. During the December 14th APC meeting Mr. John Moore made the motion to request from the Vermillion County Council an additional appropriation in the amount of \$1,000.00 for the raise for the Executive Director for 2024. The motion was seconded by Mr. Joe Ellis. There was a brief discussion on why it was not presented as approved by the APC, with Mr. Nogle stating he did not tell them not to give a raise just that he was not asking for one. Motion passed; Mr. Nogle did not vote.

Claims

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 November 9th - December 14th, 2023:

11/28	Ground Rules Inc	UDO	\$9,237.90
11/30	Penney Carpenter	Mileage	\$189.63
12/13	Clintonian	Legal Notice	\$80.35
12/13	USPS	Postage	\$100.00

With no further business before the board, Mr. Moore made the motion to adjourn the meeting at 6:45p.m. Mr. Stevens seconded. MC

Penney Carpenter
Penney Carpenter,
Recording Secretary

**Vermillion County Board of Zoning Appeals
December 14, 2023**

There was no new business before the board.