

Area Plan Commission Regular Session
January 11, 2024
Second Floor, Courthouse

The January 11, 2024 regular session of the Area Plan Commission was called to order at 6:00 p.m. by Executive Director/Recording Secretary, Penney Carpenter. Those members who answered roll call were Bob Alexander, Lary Langley, Joe Ellis, Brian Stevens, Phil Cox, Barbara Phillips and Ron Mack. Also present: Attorney Ron Severt, Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, Peyton Clark, Alyson Clark, John Moore, Connie Warner and Brad Johnson-Ground Rules, Inc.

The December 14, 2023 minutes were examined. Mr. Ellis made a motion to approve the minutes. Mr. Mack seconded. MC.

New Business:

a. Certification of members: Mrs. Carpenter asked the APC members if they were residents of Vermillion County. All members answered yes.

b. 2024 Election of Officers:

Mr. Alexander made a motion to elect Mr. Lary Langley as President. Mr. Stevens seconded. MC

Mr. Ellis made a motion to elect Mr. Bob Alexander as Vice President. Mr. Stevens seconded. MC

Mr. Alexander made a motion to elect Mrs. Barbara Phillips as Secretary. Mr. Langley seconded. MC

c. 2024 Appointments:

Mr. Mack made a motion for Ron Severt to continue as the attorney for 2024. Mr. Stevens seconded. MC

Mr. Langley made a motion for Mr. Joe Ellis to fill the 2024 APC seat to the BZA. Mr. Stevens seconded. MC

Mr. Alexander made a motion for Mr. Ron Mack and Mr. Phil Cox to sit on the plat committee. Mr. Ellis seconded. MC

d. Alyson Clark has filed with the Vermillion County Board of Zoning Appeals, a Petition 24-01 requesting a Special Exception for the purpose of starting a home occupation on the following real estate located in Clinton Township, Vermillion County, Indiana, commonly known as 15068 E Hollingsworth Rd, Clinton, IN 47842 Parcel Number 83-13-17-120-011.000-001 Mrs. Carpenter stated that all adjacent property owners had been notified by certified mail and the legal notice had been run in the Clintonian. Mrs. Clark was present to answer any questions or concerns. Following a brief explanation about her home occupation Mr. Langley opened the public hearing. With seeing none and hearing none, Mrs. Phillips made the motion to close the public hearing, seconded by Mr. Mack. MC. Mr. Alexander made the motion to pass Petition 24-01 on to the BZA with a favorable recommendation. Mr. Mack seconded. MC

Old Business

a. Update on Ongoing Violations

Loren Lomax, 5173 N Elm Tree Rd, Cayuga, IN 47928 – Still working on cleaning up the violation.

Kenneth High II, 6534 N Arnold Dr, Cayuga, IN 47928 – On hold until April 11, 2024 to see if Mr. Buddy High has all the proper paperwork to operate an automotive salvage recycler business on this parcel.

Kenneth & Marjorie High, 1600 Arnold Dr, Cayuga, IN 47928– On hold until April 11, 2024 to see if Mr. Buddy High has all the proper paperwork to operate an automotive salvage recycler business on this parcel.

Ron Finger Jr, 15072 S Main, Blanford, IN 47831 - Still working on cleaning up the violation.

Jeff & Stacy Kabbany, 11285 S SR 71, Clinton, IN 47842 - Still working on cleaning up the violation.

Timothy & Danyell Kaperak, 3016 W Grand Ave, Clinton, IN 47842 – Mr. Severt will be filing with the Vermillion County Circuit Court on the Junkyard Violation.

Kevin Campbell, 11320 S ST Rd 71, Clinton, IN 47842 – Mr. Severt will be filing with the Vermillion County Circuit Court on the Junkyard Violation.

Steve Giordano, 15039 S 5th St. Blanford, 47831- Still is working on cleaning up the violation.

b. Update on Unified Development Ordinance (UDO) Project

Mr. Brad Johnson from Ground Rules, Inc. gave a presentation on the Vermillion County Area Plan Commission Unified Development Ordinance Draft A. He answered several questions from the commission as well those from the steering committee present. Mr. Johnson stated that the final plan will be user friendly.

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

Claims paid December 15th 2023 to January 11th 2024

12/15/23	Joe Ellis	Per Diem	\$720.00
12/15/23	Brian Stevens	Per Diem	\$720.00
12/15/23	Travis Newman	Per Diem	\$540.00
12/15/23	John Graves	Per Diem	\$360.00
12/15/23	John Moore	Per Diem	\$780.00
12/15/23	Ron Mack	Per Diem	\$780.00
12/15/23	Scott Nogle	Per Diem	\$960.00
12/15/23	Barbara Phillips	Per Diem	\$1,020.00
12/15/23	Lary Langley	Per Diem	\$720.00
12/15/23	Judi Paloncy	Per Diem	\$360.00
12/28/23	Ground Rules INC	UDO	\$8,160.00 EC
1/3	Quill	Office Supplies	\$467.11 EC

Mrs. Carpenter presented the claims for the remainder of 2023 and the beginning of 2024. Mrs. Phillips made a motion to approve both sets of claims, Mr. Mack seconded. MC

Mrs. Carpenter also presented the year end 2023 fees collected and estimated construction cost the 25-year annual comparison of revenue and estimated construction costs, the 2024 meeting schedule, and the 2024 membership list.

With no further business before the board, Mr. Alexander made a motion to adjourn the meeting at 7:30p.m. Mr. Mack seconded. MC

Penney Carpenter

Penney Carpenter, Recording Secretary