

**Area Plan Commission Regular Session**  
**March 14, 2024**  
**Second Floor, Courthouse**

The March 14, 2024 regular session of the Area Plan Commission was called to order at 6:00 p.m. by President Lary Langley. Those members who answered roll call were Bob Alexander, Lary Langley, Joe Ellis, Brian Stevens, Barbara Phillips, Brandon Ruth and Ron Mack. Also present: Attorney Ron Severt, Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, and Roger Azar.

The January 11, 2024 minutes were examined. Mr. Alexander made a motion to approve the minutes. Mrs. Phillips 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 and has been in contact with the office on his progress.

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 – Has not been in contact with the office on how he plans to address his 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 – We will have a court date with the Vermillion County Circuit Court on this Junkyard Violation by the end of the week.

Kevin Campbell, 11320 S ST Rd 71, Clinton, IN 47842 – We will have a court date with the Vermillion County Circuit Court on this Junkyard Violation by the end of the week.

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

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

Mrs. Carpenter stated the steering committee has met weekly for the past four weeks, and it is coming along nicely. Brad Johnson from Ground Rules, Inc. will meet with Clinton City the week of March 18<sup>th</sup>.

**New Business:**

- a. Roger Azar – Mr. Azar has more than 25 years of engineering experience across the Midwest. As a trained Civil Engineer and Environmental Engineer, Roger has designed and managed commercial, industrial, residential and environmental projects. He holds a Bachelors degree in Civil Engineering, and a Master's degree in Environmental Engineering. He is currently working with Fountain and Montgomery Counties on updating their Drainage Ordinance and is working with Ron Mack, our County Surveyor, and the Vermillion County Drainage Board. Mr. Azar did a short presentation explaining the importance of drainage for the county to move forward. Mr. Mack stated that Mr. Azar is willing to work with the drainage board to incorporate into one document the Ordinance for Flood Hazard Areas, Stormwater Management Standards & Specifications for Development or Construction

within the county, along with the Vermillion County Drainage ordinance. Following a very lengthy discussion, Mr. Alexander made the motion to encourage the Drainage Board to work with Roger Azar to combine all three documents into one to use as a reference and/or to include in the Unified Development Ordinance the APC is currently working on. Seconded by Mrs. Phillips. MC

- b. Update on Additional Appropriation Request - The Vermillion County Council did not take action on the request for an Additional Appropriation for the raise for the Executive Director of the Area Plan Commission. Mrs. Carpenter is the only County employee who did not receive a raise for 2024. Following a brief discussion, Mr. Mack made the motion for the Executive Director of the Area Plan Commission to spend 8+ hours per week in the field, to stay current with the community and make notes for any potential violations that may come before the APC in the future. Mr. Alexander seconded. MC
- c. Other New Business
  - 1. Mrs. Carpenter presented information she received on the I-74 Corridor Development-Vermillion County IN-Aqua Indiana and Vermillion County Planning Meeting from February 29<sup>th</sup>.
  - 2. The Area Plan Office will be closed March 20 through March 26, 2024. Mrs. Carpenter will be out of town on vacation.
  - 3. Contract for Legal Services between APC and Ron Severt was presented and signed.

Claims paid January 12<sup>th</sup> - March 14<sup>th</sup>

1/31	Toshiba	Copier	\$261.62
1/31	Robby Farrington	Refund on Permit	\$135.00
2/13	Clintonian	Legal Notice	\$3.63
2/26	Ground Rules Inc	UDO	\$3,951.35
3/12	Clintonian	Legal Notice	\$22.81
3/12	Ron Severt	2 <sup>nd</sup> Quarter	\$1,000.00

Mr. Mack made a motion to approve claims presented, Mr. Alexander seconded. MC

With no further business before the board, Mrs. Phillips made a motion to adjourn the meeting at 7:05p.m. Mr. Alexander seconded. MC

**Penney Carpenter**

Penney Carpenter, Recording Secretary

**Vermillion County Board of Zoning Appeals  
March 14, 2024**

There was no new business before the board.