

**Area Plan Commission Regular Session**  
**July 11<sup>th</sup>, 2024**  
**Second Floor, Courthouse**

The, July 11<sup>th</sup>, 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, Brian Stevens, Barbara Phillips, Phil Cox and Ron Mack. Also present: Attorney Ron Severt, Executive Director/Recording Secretary Penney Carpenter, Judy Paloncy, and Brian Ramirez-PBM Wireless Services Agent for Southern Towers, Brad Johnson of Ground Rules Inc, Scott Carpenter, and Jack Kelly.

The June 13<sup>th</sup>, 2024 minutes were examined. Mrs. Phillips made a motion to approve the minutes as presented. 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 & Kenneth & Marjorie High and Charles Finley 6534 N Arnold Dr, Cayuga, IN 47928 – We are waiting for Mr. Severt to get a court date.

Ron Finger Jr, 15072 S Main, Blanford, IN 47831 – We had court on July 8<sup>th</sup>, 2024 Mr. Finger is addressing the violation and says he will be in compliance within 30 days.

Jeff & Stacy Kabbany, 11285 S SR 71, Clinton, IN 47842 –Mrs. Carpenter had requested their presence for the July meeting, let the record show neither of the Kabbany's were present. Mr. Alexander made the motion to send upstairs before the judge. Mrs. Phillips seconded. MC

Timothy & Danyell Kaperak, 3016 W Grand Ave, Clinton, IN 47842 – Still need to address debris on the county right of way. We have court again on August 19<sup>th</sup> and we will be asking for a bench warrant.

Kevin Campbell, 11320 S ST Rd 71, Clinton, IN 47842 – No improvement since last month, We will be asking for a bench warrant during the August 19<sup>th</sup> status hearing.

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

Brad Johnson of Ground Rules Inc. emailed this update on Draft B; it was distributed to the steering committees on July 2, 2024. It included a Table of Contents, Blue Box Cross References, In-line references, and mini table of contents at the beginning of Article 5 and Article 7. In addition to requested changes by the committees, Brad re-read the whole document and tried simplifying and removing content that wasn't fitting of the county/city. He found and corrected a variety of conflicts, terminology inconsistencies, and cleaned up the definitions. After Draft B was delivered, he started working on a zoning map for the county and city. Brad will be meeting with the both steering committees on July 19<sup>th</sup>, if all goes well he will be sending out the UDO to all APC/BZA/County & Clinton City Officials to review.

**New Business:**

- a.) Jack Kelly has filed with the Vermillion County Board of Zoning Appeals, a Petition 24-02 requesting a Special Exception for the placement of a 1977 14' X 70' mobile home on the

following real estate located in Clinton Township, Vermillion County, Indiana, commonly known as 3163 Porter St, Clinton, IN. Parcel Number 83-12-09-410-019.000-001 and further described as: Lot Numbers 544, 545, 546 and 547 in Jacksonville First Addition, Clinton Township Vermillion County, Indiana. Mrs. Carpenter stated all adjacent property owners had been contacted by certified mail and the legal notice had been run in the Parke County Sentinel. Mr. Kelly answered a few questions, then Mr. Langley opened the public hearing, seeing no one and hearing no one, Mr. Langley closed the public hearing. Mr. Alexander made the motion to pass Petition 24-02 on to the BZA with a favorable recommendation. Mr. Stevens seconded. MC

**Claims paid June 13<sup>th</sup> – July 11<sup>th</sup> 2024:**

6/13/2024	Penney Carpenter	Mileage	\$241.08
6/13/2024	Ron Severt	3 <sup>rd</sup> Quarter	\$1,000.00
6/20/2024	Heartland Media Group	Legal Notice	\$61.17
7/09/2024	Torch Newspaper	Legal Notice	\$25.00

With no further business before the board, Mr. Alexander made a motion to adjourn the meeting at 6:27 p.m. Mr. Mack seconded. MC

**Penney Carpenter**

Penney Carpenter, Recording Secretary