

Area Plan Commission Regular Session
September 12th, 2024
Second Floor, Courthouse

The September, 2024 regular session of the Vermillion County 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, Barbara Phillips, Joe Ellis, Brandon Ruth, Phil Cox and Ron Mack. Also present: Executive Director/Recording Secretary Penney Carpenter, Meagan VanVuran, Nathan McClellan and Jack Elsnes all from Apex Clean Energy and Scott Carpenter.

The August 8th, 2024 minutes were examined, Mr. Cox noted that Tom Milligan's name was misspelled, corrected by Mrs. Carpenter. Mr. Alexander made a motion to approve the minutes with the correction. 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 staying in contact with Mrs. Carpenter.

Kenneth High II & Kenneth & Marjorie High and Charles Finley 6534 N Arnold Dr, Cayuga, IN 47928 – The court date is set for 10-28-2024 at 2:30 with Mr. Finley. As of this afternoon Kenneth & Marjorie High transferred their property in violation to Kenneth E. High, II (AKA Buddy High). There will be a court date scheduled as soon as possible with Buddy High.

Ron Finger Jr, 15072 S Main, Blanford, IN 47831 – Mr. Finger has attended both of his court dates and has made progress however still in violation. With the County Wide Cleanup this weekend along with a privacy fence going up, he should be in compliance by his next court date on 10-21-2024 at 2:00pm.

Jeff & Stacy Kabbany, 11285 S SR 71, Clinton, IN 47842 – Stacy Kabbany has contacted the office stating they are selling the property, Mrs. Carpenter has also spoken with the buyer making him aware of the ongoing violation and he plans to get it cleaned up as soon as the transfer is complete. We have a court date with the Kabbany's on 10-21-2024 at 1:45pm.

Timothy & Danyell Kaperak, 3016 W Grand Ave, Clinton, IN 47842 – Mrs. Carpenter state she finally has made contact with Thomas Nicholson who is living on the property. He will be addressing the violation and taking advantage of the County Wide Cleanup. We have court scheduled for 9-24-2024 at 1:45pm.

Kevin Campbell, 11320 S ST Rd 71, Clinton, IN 47842 – Mr. Campbell did show up for court and has made significant improvements since then and is going to utilize the County Wide Cleanup event scheduled for September 13 and 14, 2024.

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

Mrs. Carpenter stated that Draft D and the newly revised map is on the website, and that she has received some feedback from the citizens of Vermillion County.

c. Update on Petition 24-01 - Special Exception for a Home Occupation / Firearms Store:

Mrs. Carpenter stated she was notified by Alyson and Peyton Clark that their firearms store home occupation at 15068 E Hollingsworth Rd, Clinton, IN 47842 that was approved by the BZA at the January 11, 2024 meeting will open for business on September 19th or 26th.

New Business:

Mr. Lary Langley brought up North Vermillion County Economic Development Plan for the I-74 Corridor Development and the zoning along the I-74 Corridor. Mr. Langley has spoken with some of the property owners and some are in favor of the development and others want nothing to do with it. After a brief discussion about the zoning on large tracts of property, it was just something Mr. Langley wanted to bring it up for the Commission to think about when moving forward with the new zoning maps.

Claims paid July 12th- Sept. 12th 2024

6/13/2024	Ground Rules, Inc	UDO	\$8,215.68
9/10/2024	Ron Severt	4 th Quarter	\$1,000.00

Ms. Carpenter presented the claims paid since the July meeting; she also handed out the inspection list and fees collected for 2024.

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

With no further business before the board, Mrs. Phillips made a motion to adjourn the meeting at 6:43 p.m. Mr. Mack seconded. MC

Penney Carpenter

Penney Carpenter, Recording Secretary

**Vermillion County Board of Zoning Appeals
September 12th, 2024**

There was no new business before the board.