

Area Plan Commission Regular Session
October 10, 2024
Second Floor, Courthouse

The October 10th, 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, Brian Stevens, and Ron Mack. Also present: Executive Director/Recording Secretary Penney Carpenter, Attorney Ron Severt, Connie Warner and John Moore from the steering committee, Taylor Strayer and Jack Elsnes from Apex Clean Energy, Shirley Downs, RJ Dunavan County Commissioner, Brad Johnson from Ground Rules INC, Judi Paloncy and Travis Newman from the BZA, Wm Koutz and Scott Carpenter.

The September 12th, 2024 minutes were not examined; Mr. Alexander made the motion to table the September minutes until the November meeting. Mrs. Phillips Seconded. MC

New Business:

Mr. Brad Johnson from Ground Rules INC gave a lengthy overview of the proposed Unified Development Ordinance (UDO). Mr. Langley then opened the public hearing. First to speak was Mrs. Shirley Downs; she thanked both the APC and the Steering Committee for all the time and effort that went into the proposed UDO, and for always looking out for the citizens of Vermillion County. Mrs. Downs stated she has concerns about the setbacks with the Level 1 Confined Feeding Standards with a setback of 500 feet, previously in Ag-2 the setback was 1320 feet. In Level 2 & 3 Confined Feeding Standards have a setback of 1320 feet. Mr. Travis Newman also spoke asking for the setback for Level 1 Confined Feeding Standards be greater than 500 feet. Commissioner Dunavan also asked for a larger setback to protect the adjacent property owners.

With seeing and hearing no one else interested in speaking during the public hearing. Mr. Mack made the motion to close the public hearing. Mrs. Phillips seconded. MC

Mr. Mack made the motion to increase the setback for Level 1 Confined Feeding Standards to 750 feet. Mr. Alexander seconded. MC

Mr. Johnson stated there is one item that will be added/corrected in the UDO prior to going before the Vermillion County Commissioners if the Commission agrees. Bulk Energy Storage will be added as a Special Exception in I-1 and as a permitted use in I-2. Bulk Energy Storage Standards will be added to Article 5, mirroring the same standards in the solar power plant section, including: equipment height, skid/pad height, setbacks, fencing enclosure requirement, emergency service training requirement, and emergency contact sign requirement. Mr. Alexander made the motion to add Bulk Energy Storage as a Special Exception in I-1 and as a permitted use in I-2 along with the Bulk Energy Standards in Article 5. Mr. Stevens seconded. MC

Mrs. Phillips found a few more grammatical errors that she will email to Mr. Johnson and they will be corrected prior to sending the UDO to the Vermillion County Commissioners.

Mrs. Phillips made the motion to certify the UDO with corrections discussed and voted on by the APC, and to forward it on the Vermillion County Commissioners with a favorable recommendation. Mr. Mack seconded. MC

Claims paid Sept. 13th – October 10th 2024

10/10/2024	Parke Co Sentinel	Legal Notice	\$565.53
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Ms. Carpenter presented the claims paid since the July meeting; she also handed out the inspection list and fees collected for 2024.

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

With no further business before the board, Mr. Mack made a motion to adjourn the meeting at 7:40 p.m. Mr. Alexander seconded. MC

Penney Carpenter

Penney Carpenter, Recording Secretary

**Vermillion County Board of Zoning Appeals
October 10th, 2024**

There was no new business before the board.