

**Area Plan Commission Regular Session**  
**November 14<sup>th</sup>, 2024**  
**Second Floor, Courthouse**

The November 14<sup>th</sup>, 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, Brandon Ruth, Phil Cox and Ron Mack. Also present: Executive Director/Recording Secretary Penney Carpenter, Attorney Ron Severt, Judi Paloncy, John Moore from the steering committee, Dick Crist, John Hoagland, Scott Craig attorney for the Vermillion County Redevelopment, Curtis Hicks, Lynn Hicks and Scott Carpenter.

The September 12<sup>th</sup> along with the October 10<sup>th</sup>, 2024 minutes examined; Mrs. Phillips made the motion to accept the September and October minutes with the correction of the meeting date for the BZA on the October minutes. Mr. Alexander Seconded. MC

a.) Update on old violations

Loren Lomax, is still a work in progress.

Charles Finley, will have a site visit on Monday.

Kenneth E. High II, is pending an inspection.

Ron Finger Jr, has court on 11/25/24 if not in compliance could be facing a \$2,500 fine.

Jeff & Stacy Kabbany, has court on 11/25/24 if not in compliance could be facing a \$2,500 fine.

Timothy & Danyell Kaperak, have court on 1/6/2025 no one has appeared for court as of today. Mrs. Carpenter has made contact with someone living on the property.

Kevin Campbell, has 30 days to be in compliance or will face a \$2,500 fine.

b.) Update on Proposed Unified Development Ordinance (UDO) Other Old Business- Mrs. Carpenter stated the proposed UDO was presented to the Vermillion County Commissioners on October 22, 2024 for their first reading, it was forwarded on to the November 4<sup>th</sup> meeting and now we are waiting. It will be discussed again on Tuesday November 19<sup>th</sup> at 9:30am meeting.

**New Business**

a.) I-74 Commercial Development Corridor - New Economic Development

The Area Vermillion County Redevelopment Commission intends to approve a new economic development area (EDA) in north Vermillion County called the "I-74 Commercial Development Corridor". The new EDA includes TIF allocation areas on parcels in areas targeted for development. The Economic Development Plan for this area is available for review in the Area Plan Office. Mr. Scott Craig did a lengthy presentation on the proposed new EDA-TIF District, following a question and answer session from not only the commission but tax payers as well. A major concern is how to inform the taxpayers of Highland Township about the public hearing. Mr. John Moore stated the Public Hearing will be held on December 18, 2024 at 10:00am at the VCED office located at 703 W Park Street, Cayuga. Mr. Bob Alexander made the motion to approve the Declaration of the I-74 Commercial Development Corridor Economic Development Area with a favorable recommendation. Stating according to the Vermillion County Comprehensive Plan adopted in 2022 Goal #1 is to develop an Economic Development Plan for the I-74/SR 63 interchange. Mr. Mack seconded. MC

**Claims paid October 10<sup>th</sup> – November 14<sup>th</sup> 2024**

11/1/2024	Penney Carpenter	Mileage	\$196.00
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Ms. Carpenter presented the claims paid since the last meeting; she also handed out the inspection list and fees collected for 2024. Permits are up so far in 2024 this time last year we only had 54 and to date we have 75.

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

With no further business before the board, Mr. Mack made a motion to adjourn the meeting at 7:10 p.m. Mrs. Phillips seconded. MC

Penney Carpenter

Penney Carpenter, Recording Secretary

**Vermillion County Board of Zoning Appeals  
November 14<sup>th</sup>, 2024**

There was no new business before the board.