

Area Plan Commission Regular Session
March 13, 2025
Second Floor, Courthouse

The March 13th, 2025 regular session of the Area Plan Commission was called to order at 6:05 p.m. by President Lary Langley. Those members who answered roll call were Bob Alexander, Lary Langley, Joe Ellis, Phil Cox, Barbara Phillips, Brandon Ruth, and Ron Mack. Also present: Executive Director/Recording Secretary Penney Carpenter, Attorney Ron Severt, Scott Carpenter, Connie Warner, Judi Paloncy, Kevin Hari, Robin Boling, Marylyn Garner, Bruce Aukerman, Gale VanPelt, Carolyn & Jack McCoy, Nancy Burchett, Michael Turner, Charles Finley, Jeff Turner, Gladys Styer, Ron Styer, Oren Sutherlin, Larry Gibson, Kendi Jenkins, Peggie Parsons-Palmer, Rick Weir, Sydney Waston, Susan Wiesemann, Debra Knight, Bill Rennels, Teresa Langellier and Samantha Walls. Plus three more Highland Township tax payers whose names were not legible on the sign in sheet.

The February 13th, 2025 minutes were examined. Mr. Alexander made a motion to approve the minutes. Mrs. Phillips seconded. MC.

Old Business:

- a. **Update on the Unified Development Ordinance**-Mrs. Carpenter stated that we are on the agenda for the April 1st, 2025 Commissioner's meeting. The 90 day window is coming to a close for them to either adopt it or send it back to the steering committee.
- b. **Update on Old Violations** –Mrs. Carpenter gave the following updates.
Loren Lomax, has a dumpster coming in the next 30 days.
Charles Finley, present and reviewed pictures, Mrs. Carpenter will visit the property before court to verify improvements have been made. We go to court on 4-1-2025 at 2:45pm.
Ron Finger Jr, was issued a fine of \$2,500 through the Vermillion County Circuit Court and has been given 30 days to get in compliance.
Timothy & Danyell Kaperak, have made progress and have a small dumpster on site.
Kevin Campbell, was issued a fine of \$2,500 through the Vermillion County Circuit Court and has made zero improvement if anything is it worse. We go to court on 4-1-2025 at 2:30pm.
- c. Update on the Declaratory Judgement- We did have an Executive Session with Robert Eherenman to discuss strategy with respect to the pending litigation, pursuant to Indiana Code Section I.C. 5-14-1.5-6.1(B).

New Business:

- a. **Jeff Turner/Mike Turner-Concerns about the I-74 Corridor Economic Development TIF District**; Both Jeff and Mike Turner spoke at length on behalf of the Highland tax payers who have signed the petitions. Stating the residents, businesses and landowners in and around the I-74 Corridor Economic Development Area Project in Highland Township, hereby express our collective opposition to the I-74 Corridor Economic Development Area Project moving forward. They are here to voice their concerns and demonstrate the widespread disapproval of this proposed development, which threaten the integrity, environment and well-being of our cherished community. Reasons for Opposition, Environmental Impact, Community Displacement, Economic Concerns, sustainable development, Community-centered Planning. In conclusion they stand united in the

opposition to the I-74 Corridor Economic Development Area Project. They are urging the decision makers. The Commissioners, County Council, Area Plan Commission, and the Redevelopment Commission to reconsider the proposed development and prioritize the long-term well-being of the community. The petition presented was sign by 387 citizens. Ten in attendance besides the Turners spoke 8 opposed and 2 in favor of the I-74 Corridor Economic Development Area Project. In the end the I-74 Corridor Economic Development Area Project is complete, and we understand frustration of the lack of community involvement. We appreciate everyone who is here tonight Mr. Langley suggested more transparency moving forward and to take their concerns to the County Commissioners, County Council and the Redevelopment Commission.

Claims paid February 14th – March 13th, 2025

2/24	Ground Rules Inc	Proposed UDO	\$2,828.78
2/24	Haller Colvin Attorneys at Law	Legal Fees	\$1,681.00
2/24	Tribune Star	Legal notice	\$21.68
3/13	Penney Carpenter	Mileage	\$131.81

Ms. Carpenter presented the claims since the last meeting. Mr. Alexander made a motion to approve the claims, Mr. Ruth seconded. MC

With no further business before the commission, the meeting was adjourned at 9:56p.m.

Penney Carpenter

Penney Carpenter, Recording Secretary

**Vermillion County Board of Zoning Appeals
March 13, 2025**

There was no new business before the board.