

**Area Plan Commission Regular Session
September 11, 2025
Second Floor, Vermillion County Courthouse**

The September 11, 2025 regular session of the Area Plan Commission was called to order at 6:00 p.m. by Vice President Bob Alexander. Those members who answered roll call were Bob Alexander, Barbara Phillips, Brandon Ruth, Joe Ellis and Ron Mack. Arriving at 6:02 p.m. were Lary Langley, and Brian Stevens, and Mr. Langley assumed leadership of the meeting upon arrival. Also present: Attorney Ron Severt, John Roskovensky and his Grandson Jacob Roskovensky, John Myers from BCS Management, and Taylor Strayer from Apex Energy.

The August 14, 2025 minutes were examined. Mr. Ruth made a motion to approve the minutes. Mrs. Phillips seconded the motion. MC.

Old Business:

- a. **Update on Old Violations** - Mr. Severt gave the following updates:
 - Loren Lomax –Still in violation, but some progress has been made.
 - Charles (Doug) Finley – In compliance (moved to other property).
 - Ron Finger Jr – Still in Vermillion County Jail; court scheduled for mid-October.
 - Kevin Campbell – Still in Vermillion County Jail; court scheduled for mid-October.
 - Jade Warren – Complaint has been filed; hearing scheduled for first week of October.
- b. **Rules of Procedure** – Further discussion was tabled until the October meeting. Mr. Alexander will forward sample Rules of Procedure from other counties to the APC members for review.
- c. **Tim Yocum State Representative House District 42** - Mr. Ruth inquired regarding the status of suggestions for possible legislation for Carbon Capture and Sequestration. Discussion was tabled until the October 9, 2025 meeting.

New Business:

- a. Debra Roskovensky filed with the Vermillion County Board of Zoning Appeals, a Petition 25-03 for a Special Exception to place a Mobile Home on the following real estate located in Helt Township, Vermillion County, Indiana, commonly known as 11441 S Reed St. Clinton, IN 47842. All adjacent property owners have been notified by certified mail, and the legal notice had been run in the Tribune Star. Mr. John Roskovensky answered a few questions from the commission, then Mr. Langley opened the public hearing. Seeing and hearing no input, Mr. Alexander made the motion to close the public hearing; Mr. Ellis seconded. Mr. Mack made a motion to pass Petition 25-03 on to the BZA with a favorable recommendation. Mr. Alexander seconded. MC
- b. Mr. John Myers who works for BCS Management is working with Aqua Indiana and Vermillion County Economic Development on the I-74 Corridor Project. He provided an update to the Commission that Aqua Indiana's permit was denied by the IURC. Attorneys for Aqua Indiana are planning to appeal the denial. He mentioned that INDOT is not scheduled to revamp the rest area until 2030.

Claims paid August 14, 2025 - September 11, 2025

The office report and the claims since the last meeting will be reviewed at the October 9, 2025 meeting.

With no further business before the commission, the meeting was adjourned.

Barbara Phillips

Barbara Phillips, APC Secretary

Vermillion County Board of Zoning Appeals September 11, 2025 Second Floor, Vermillion County Courthouse

The September 11, 2025 meeting of the Board of Zoning Appeals was called to order by Chair Barbara Phillips. Those answering roll call were Joe Ellis, Travis Newman, Judy Paloncy, and Barbara Phillips. Also present were John Roskovensky and his Grandson, and John Myers from BCS Management

The August 14, 2025 minutes were examined. Mr. Ellis made the motion to approve the minutes. Mr. Newman seconded. MC

Debra Roskovensky has filed with the Vermillion County Board of Zoning Appeals, a Petition 25-03 for a Special Exception to place a Mobile Home on the following real estate located in Helt Township, Vermillion County, Indiana, commonly known as 11441 S Reed St. Clinton, IN 47842. All adjacent property owners have been notified by certified mail and the legal notice has been run in the Tribune Star. Mr. John Roskovensky answered a few questions from the Board, then Mrs. Phillips opened the public hearing. Seeing and hearing no input, Mrs. Phillips closed the public hearing.

Mrs. Phillips read the findings of fact for Petition 25-03:

Findings of fact #1 Mr. Ellis made the motion to accept Findings of Fact #1. Mrs. Paloncy seconded. MC

Findings of fact #2 Mr. Newman made the motion to accept Findings of Fact #2. Mr. Ellis seconded. MC

Findings of fact #3 Mr. Newman made the motion to accept Findings of Fact #3. Mr. Ellis seconded. MC

Findings of fact #4 Mr. Newman made the motion to accept Findings of Fact #4. Mr. Ellis seconded. MC

Findings of fact #5 Mr. Newman made the motion to accept Findings of Fact #5. Mrs. Paloncy seconded.

MC

IT IS THEREFORE, the decision of the Vermillion County Board of Zoning Appeals that PETITION NUMBER 25-03 a Special Exception to place a Mobile Home on the following real estate located in Helt Township, Vermillion County, Indiana, commonly known as 11441 S Reed St. Clinton, IN 47842 is hereby GRANTED subject to any conditions stated in the minutes of this Board (which conditions are incorporated herein by reference and made a part of this decision). Adopted this 11th day of September 2025.

Conditions: The petitioner still needs to obtain a Building Permit for this project. They had waited, pending approval of this Special Exception.

With no further business before the board, the meeting was adjourned.

Barbara Phillips

Barbara Phillips, APC Secretary, BZA Chair