

Area Plan Commission Regular Session
November 13th, 2025
Second Floor, Courthouse

The November 13th, 2025 regular session of the 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, Brian Stevens, Phil Cox, Barbara Phillips, Brandon Ruth, Joe Ellis and Ron Mack. Also present: Executive Director/Recording Secretary Penney Carpenter, Attorney Ron Severt, Apex was represented by Attorney Nikki Shoultz, Meagan VanVauren, Kent Dougherty, Taylor Strayer, Jack Elsnies, Erin Bowen, Liam Sawyer, Jeremy Spaeth, Tad Hardy, Jerald Hess, Hank Seltzer, Nathan McClellan, Greg Balsano from Baker Tilly, County Commissioners Mr. Dunavan, Mrs. Hess and Mr. Peebles, County Council members Ashley James, Rick Weir, Kelley Summerville, Neil Costello, Mayor of Clinton City John Moore, Marty Shortridge, Jon Harvey, Michelle Winn and several (60+) concerned citizens.

The September 11th, 2025 minutes were examined. Mr. Alexander made a motion to approve the minutes with a correction. Mr. Mack seconded the motion. MC. Note the October 9th, 2025 meeting was canceled due to lack of a quorum.

Old Business:

- a. **Update on Old Violations** - Mrs. Carpenter gave the following updates:
 - Loren Lomax – Has sold one parcel that was in violation so it is getting cleaned up. Has removed some debris but is still in violation.
 - Ron Finger Jr – Is in compliance and the court case has been dismissed.
 - Kevin Campbell – Is currently out of jail and appeared for court and promised he would get it cleaned up. Very little progress has been made at this point.
 - Jade Warren- Appeared in court and stated he would start working on his violation.
- b. **Rules of Procedure**-Mr. Alexander made the motion to table until the December meeting. Mrs. Phillips seconded. MC

New Business:

- a. Jon Harvey and Michelle Winn have filed with the Vermillion County Area Plan Commission Petition 25-04 requesting a change in Zoning Classification from UC-Urban Commercial to GC-General Commercial on real estate commonly known as 422 S Main Street, Clinton, IN 47842. The purpose of this request is to make the property into a domestic (house) cat rescue. Mrs. Carpenter stated that both Jon Harvey and Michelle Winn were present, and all the adjacent property owners have been notified by certified mail and the legal notice has been published in the Tribune Star. Ms. Winn explained what she wanted to do with the building and answered a few questions from the commission. Mr. Langley opened the public hearing, with seeing none and hearing none. Mr. Langley closed the public hearing. Mr. Alexander made the motion to pass Petition 25-04 onto the Clinton City Council with a favorable recommendation, Mr. Mack seconded. MC

- b. Martin Shortridge has filed with the Vermillion County Area Plan Commission Petition 25-06 requesting a change in Zoning Classification from R1 Single-Family Residential to M2-Multiple-Family Residential on real estate commonly known as 1400 E State Road 163, Clinton, IN 47842. The purpose of this request is to put up multi-family apartments. Mrs. Carpenter stated the legal notice had run in the Tribune Star and the receipts from the certified mailings had been returned to the office. Mr. Shortridge explained what he wanted to do with the parcel and answered a few questions from the commission. Mr. Langley then opened the floor for the public hearing. Mr. Michael Mack asked several questions then sat down. Mr. Langley not seeing nor hearing any more comments closed the public hearing asked for a motion to close the public hearing. Mr. Alexander made the motion with Mr. Stevens seconding. MC Mr. Ellis then made the motion to pass petition 25-06 onto the Vermillion County Commissioners with a favorable recommendation. Mr. Alexander seconded. MC

Claims paid August 14th – November 13th, 2025

8/29	Tribune Star	Legal Notice	\$36.31
9/29	Ron Severt	4 th Quarter	\$1,000.00
9/29	Ground Rules Inc	Printing Fee	\$1,815.10
10/7	Tribune Star	Legal Notice	\$80.63
11/6	Tribune Star	Legal Notice	\$113.17
11/7	Penney Carpenter	Mileage	\$370.99
11/13	Quill	Office Supplies	\$152.96

Ms. Carpenter presented the office report and the claims since the last meeting. Mr. Ellis made a motion to approve the claims, Mr. Ruth seconded. MC

With no further business before the commission, the meeting was adjourned at 6:43p.m.

Penney Carpenter

Penney Carpenter, Recording Secretary