

Area Plan Commission Regular Session
May 9th, 2024
Second Floor, Courthouse

The, May 9th, 2024 regular session of the Area Plan Commission was called to order at 6:04 p.m. by President Lary Langley. Those members who answered roll call were Bob Alexander, Lary Langley, Brian Stevens, Barbara Phillips, Brandon Ruth and Ron Mack. Also present: Attorney Ron Severt, Executive Director/Recording Secretary Penney Carpenter, Travis Newman, John Graves, Judy Paloncy, and Brian Ramirez-PBM Wireless Services Agent for Southern Towers and Jackie Hoke adjacent property owner.

The April 11, 2024 minutes were examined. Mr. Stevens made a motion to approve the minutes. Mrs. Phillips seconded. MC.

Old Business

a. Update on Ongoing Violations:

Loren Lomax, 5173 N Elm Tree Rd, Cayuga, IN 47928 – Still working on cleaning up the violation and has been in contact with the office on his progress.

Kenneth High II & Kenneth & Marjorie High, 6534 N Arnold Dr, Cayuga, IN 47928 – Mrs. Carpenter will follow up with Buddy High following the tire recycling event and have new pictures for the June meeting.

Ron Finger Jr, 15072 S Main, Blanford, IN 47831 – Has made no effort to contact the office following many notifications. We will have a court date scheduled by the June meeting.

Jeff & Stacy Kabbany, 11285 S SR 71, Clinton, IN 47842 – They have put up some snow fencing and put mosquito bombs in the pool. They are working on it.

Timothy & Danyell Kaperak, 3016 W Grand Ave, Clinton, IN 47842 – We have court again on May 20th.

Ronald Hollingsworth, 2888 Jackson Ave, Clinton, IN 47842 – They will be tearing this house down within in the next 45 days.

Kevin Campbell, 11320 S ST Rd 71, Clinton, IN 47842 – Has addressed all of the bagged trash; I will be asking the judge for an additional 30days.

Steve Giordano, 15039 S 5th St. Blanford, 4783 – Will be working with the Health Department on this cleanup. Mr. Giordano is working on this a little each week.

b. Update on Unified Development Ordinance (UDO) Project:

Mrs. Carpenter stated that Brad Johnson's hope is within four weeks to have Draft B in front of the full plan commission, BZA's, and legislative bodies for the County and Clinton City. After they have had it for a few weeks, he will want to have a day or two of open house meetings to answer questions and hear concerns from all of those folks.

New Business:

a.) Brian Ramirez on behalf of Southern Towers BTS has filed Petition 24-01 requesting a Special Exception and a Variance for the placement of a communications tower 250 feet in height, in an Agriculture Zoning District, on property owned by Sisson Farms INC, located in Clinton Township, Vermillion County, commonly known as 14217 S ST RD 71, Clinton, IN 47842 and further described as: Parcel #83-12-09-100-003.000-001 NE PT NE ¼ 9-14-10 40AC N PT SE ¼ NE ¼ 9-14-10 3.33 AC Mrs. Carpenter stated all adjacent property owners had been contacted by certified mail and the legal notice had been run in the Clintonian. Mr. Ramirez gave a short presentation on the Verizon tower project and answered questions. Mr. Langley opened the public hearing. Mr. Jackie Hoke spoke in opposition of the tower and questioned the setback requirements per our zoning ordinance. Following a lengthy discussion, Mr. Mack made the motion to table Petition 24-01 until the June 13th meeting while giving Mr. Ramirez time to get certified architect plans and some documentation from INDOT. Mr. Ruth seconded. MC

Claims paid April 12, - May 9th 2024:

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|---------|-----------------------|--------------|---------|
| 4/17/24 | Heartland Media Group | Legal Notice | \$21.25 |
| 5/8/24 | Heartland Media Group | Legal Notice | \$39.92 |

With no further business before the board, Mrs. Phillips made a motion to adjourn the meeting at 7:17 p.m. Mr. Ruth seconded. MC

Penney Carpenter

Penney Carpenter, Recording Secretary

Vermillion County Board of Zoning Appeals

May 9th, 2024

BZA was postponed until the June 13th, 2024.