

**FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
Minutes  
April 27, 2023**

**A: Call to Order: 6:05 pm**

The Fountain County Planning Commission met April 27, 2023 at 6pm at the Fountain County Courthouse in the Commissioner's Meeting Room. Minutes from the previous meeting, March 23, 2023, were approved.

Motion to Approve Minutes	SECONDED	VOTE
Tim Shumaker	Jake McGraw	7-0

**B. The following members were present:**

<input checked="" type="checkbox"/> Sue Ann Anderson	<input type="checkbox"/> Jamie Shonkwiler
<input type="checkbox"/> Laura Bush	<input checked="" type="checkbox"/> Tim Shumaker
<input checked="" type="checkbox"/> Kyle Crowder	<input checked="" type="checkbox"/> Nancy Tuggle
<input checked="" type="checkbox"/> Jim McKee	<input checked="" type="checkbox"/> Glen Walter
<input checked="" type="checkbox"/> Jake McGraw	

Others in Attendance: Dudley Cruea, Brenda Hardy, Joe Whitaker, Tyler Nickels, Jenny Eads

**C. Determination of Quorum - ☒ Yes ☐ No**

**D. Public Comment – none**

**E. Report of Committees and Officers –**

**F. Old Business –**

- Training & Education for Committee Members
  - Taylor, Minnette, Schneider & Clutter P.C.
    - Training would Cost between \$570.00 and \$760.00. Board asked to move the training to a later date. TBD
  - Purdue- Adam Tyler
    - Need to inquire on availability and cost.

- Details on Comprehensive Plan with Beam-Long-Neff:

- Contract: March 6, 2023, for \$55,500. Compensated monthly on per hour basis set by classifications and billing rates, subject to revisions July of each year.
- Process has started with and estimated completion of 1 year. A committee is now being formed. Commissioners need to set dates for public hearings. Possible public hearing locations are the Veedersburg City Building, and the Attica Fire Department.

- APC Budget

- Contract: Engineering & Surveying Professional Services Retainer Agreement 9/28/21, 36 months. Retainer \$20,000 per annum, paid Quarterly at a rate of \$5,000. If retainer is not consumed in its entirety, the Consultant will be allowed to invoice for the full amount on December 31 each year. If the Consultant has reached the \$20,000 annual cap in expenditures then the consultant will charge on an hourly rate basis. See rate schedule by labor categories.
- 2023 amount budgeted for Consultant Fees: \$15,000. Current balance: 0
- 2023 Invoices: two turned in Feb 21, 2022
  - Invoice 1174 – \$28,080 split between departments, \$6046.25 was invoiced to the Plan Commission.
  - Invoice 1175 – \$30,223.75 invoiced to the Plan Commission \$8,953.75 paid out of the Plan Commission Budget, with (-30,223.75) remainder was paid from other Commissioner funds.
  - Off these items invoiced all but \$1,000 was work performed from 2022 and should have been invoiced Quarterly in 2022 per contract agreement.
- Additional Appropriations Needed for 2023
  - Should receive Invoices in 2023 on March 31st, June 30th, September 30th, and December 31st, as per contract agreement.
  - % of completion for special projects
    - Streets & Roads 95% complete
    - Driveways 95% complete
    - Septic & Well 65% complete
    - Zoning & New builds and Improvement Permits 90% complete
    - Subdivision 80% complete
    - Drainage 70% complete

- Need an estimated cost for completion
- Questions on the Rate Schedule by labor Categories listed on Contract
  - Appears to be an increase in cost per hour on services that are not consistent with the contract agreement (\$95 & \$200), and non-allowable charges (page 3 of contract) resulting in overcharges to the County on invoices #1174 & #1175. Amber & Colleen will talk with Roger and go over Charges.
- 2024 Budget Process
  - Preparation will start around August. I would like to start gathering data in July for next year's projects that the plan commission need to budget for, and cost forecasting. Budget will be presented in August meeting for board approval.
- Questions & Concerns on the Proposed Ordinance Amendment:
  - Roger was not present for the meeting. The legal team and Roger will work on revising areas of concern on the ordinance for later review.
  - Topics of discussions were:
    - What zoning map is currently being used
    - Planned Unit Development districts and how it impacts agriculture
    - composition of the plan commission on the Purdue extension educator language
    - Article 8.11 adjustment increase on additional for commercial solar farms
    - Article 9 Urban Overlay District
    - Article 10 Short Term Rentals
    - Article 14 Item 17- who reviews stormwater plans
    - Appendix A- Agriculture & Agriculture building, Residential Special exception, Commercial Solar Energy system and residential home use solar panels & wind systems
    - Should solar have a special exception approval similar to 6.04 wind turbine
    - Permit fees for solar comparable to Warren County
    - Solar permits should be brought to the Plan Commission before approval.
    - Set back rules for solar should be examined for all adjoining non-participating landowner that are zoned residential.
    - Should solar providers have Proof of insurance

- EMA Department on Flood Plain Checks

- Joe distributed the Duty/Requirements for the Flood Plain Administrator, and presented a form that his office will be using going forward for checks done in his office.

## H. Communications from Members –


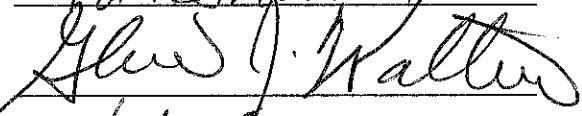


### Next Meeting

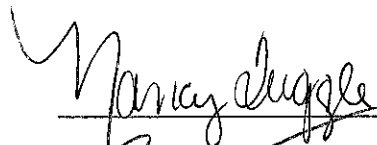
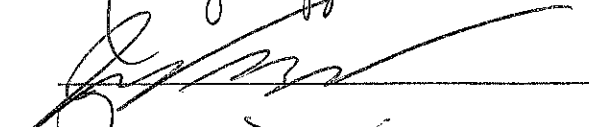
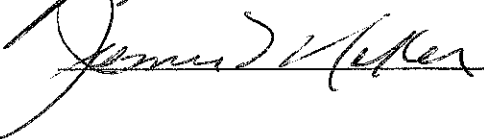
DATE	TIME	PLACE
May 25, 2023	6:00 PM	FOUNTAIN COUNTY COURT HOUSE

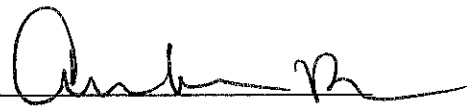
### Meeting Adjourn

Motion Made by	Seconded	Vote	Time
Jim McKee	Sue Ann Anderson	7-0	7:57pm

Signature Page:

  
 4/27/23  
 Date Adm of Records