

FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION  
Minutes for  
May 25, 2023  
6:00 P.M.

A: Call to Order: The Fountain County Planning Commission met on May 25th, 2023 at 6:03 pm at the Fountain County Courthouse in the Commissioner's Meeting Room.

Minutes last Meeting- April 27, 2023 Minutes Approved

Motion to Approve Minutes	SECONDED	VOTE
Tim Shumaker	Jim McKee	7-0

**B. 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: Jeff Fishero, Carol Owens

C. Determination of Quorum - ☒ Yes ☐ No

D. Public Comment – none

E. Report of Committees and Officers – No Changes, All Seats filled

## F. Old Business

### *Items That Require Follow Up, & Action by APC*

- Proposed Ordinance Amendment

Stage: Revising Stage

Action Needed: Approval from Board to move forward to County Commissioners

Roger Azar, who was not present at previous meeting, addressed questions that were covered in the last meeting for some additional clarification.

Historical Fountain County Zoning Maps- these are the current zoning maps that were first established. Discussion was had on updating these maps and coordinating with the Assessors office to populate the Zoning field on each parcel. Each parcel will need to be manually entered, Approximately 15,000 parcels. This will help establish the municipal fringe areas in the county, and elevate looking at the maps and figuring out if the parcel sits within a certain area. Maps only show meets and bounds by roads not parcel specific. It was suggested that the board create a committee to look at the maps to redraw areas and make a list of parcels with zoning codes that can be used by Assessors Office to set those codes in the system. Members will be Jim McKee, Jake McGraw, Roger Azar, and Amber Roarks. (Meetings TDB)

PUD Areas are mixed use and will not make any restrictions on Ag land. It sets limits as a check and balance on what development can come into that area. Confirmation on the towns 2-mile fringe areas need to be confirmed for Covington, Attica, and Veedersburg. Towns had requirements that needed to be met before these areas were set. Veedersburg area completed the requirements, but not sure if Covington or Attica did too. We will need to check with Town Mayors to see if these requirements have been met. (Need to assign someone to take lead to determine if requirements have been met, what parcels are in the fringe area, and follow up with board.)

Art. 11 was written with no change from prior ordinance. Jim McKee would like to see some changes in this area. He was asked to bring the specific changes to the Board to discuss any recommendations.

Adding Article for short term Rentals closes any loop holes on business in a residential area that could cause concern for neighboring properties that could include: Property value, safety, etc.

- APC Budget –

Stage: Submitted to County Auditor

Action Needed: Budget Approval needed by County Council

- Discussion with Board on recommendations on what needs to be added to the budget and any necessary increases. Following Board Recommendations:

- Admin of Records- \$3,500
- Increase Add Consulting Fees- \$20,000
- Increase Add Legal Fees- \$15,000
- Increase Add Training & Education- \$3,000
- Increase for meetings for APC\*12 mo. & BZA\*5 mo. \$2700 + \$625= 3325
- Increase Add for Postage \$1,600
- Increase for Advertising & Printing- \$3,575
- Total \$50,000

Items That Are Informational for APC Oversight & Do Not Require Immediate Action, just an update on stage of development.

### Administrative Overview

---

- Additional Appropriations–

Stage: ~~Commissioners, Advertising, Council~~, DLGF

Action Needed: Council Approval June 12th

- Contracting fees \$40,022
- Training \$3,000
- Meeting \$750

- Invoices–

Stage: Outstanding Invoices

Action Needed: waiting on Additional

- Paid Invoices by APC for Year- \$15,000
- Paid Invoices out of other funds for APC - \$30,223.75
- Outstanding Invoices- From March, \$5,012.50
- Reimbursements on lawyer fees to County \$30,586.72, Pending Auditor
- Should receive a bill from Roger for 2nd qtr. in July

- Ryan Ziegler – 2572 South Silver Island RD

Stage: 2022 permit was denied due to flood plain

Action Needed: Follow up with County Attorney and Health Department

- Structure is finished and is being lived in by owner. Health Department will get with County Attorney on how to proceed.

- Construction Notes – Assessors software from 1-1-23 to current

Action Needed: Notices to Owners, and Educating the Public

- 30 parcels that do not have any building permits. Admin of Records has been sending out flyers directing owners to the County Website for Permit information.
- **Mark Steep-** Building cabins along Coal Creek. Not sure if Parcel is in the Town of Hillsboro or not. Need to check on this because he is building a Levey. According to the code book on ordinances states that building cannot impact a waterway. Need further Follow-up

## Training & Education Overview

- **Training & Education for Committee Members**

**Stage:** Taylor, Minnette, Schneider & Clutter P.C. scheduled for next meeting

**Action Needed:** Look at Purdue APC Class Training to see if it maybe a benefit for board members to also do this training as ongoing training.

- Taylor, Minnette, Schneider & Clutter P.C. \$570 to \$760. Covers Advisory functions, hearings, amendments, open door law and is good for rezoning.
- Adam Tyler, Purdue APC Class \$200 per person.
- Need to see about ordering the Citizens Planning Guide to add to training materials. Jim to get the information on the Guide and give to Amber.

- **Public Education**

**Stage:** gathering information for printing

**Action Needed:** none

- Flyer- available in office to public, mailing out to individuals
- Postage for mailing- we have no account for sending bulk mail. It was attempted in the past. The benefit did not out way the red tape to acquire.
- Printing cost- working on cost

## Project Overview

- **Comprehensive Plan with Beam-Long-Neff:**

**Stage:** Task two

**Action Needed:** Committee has been finalized, now working on scheduling Public Meetings.

- Task one- Existing Conditions Analysis
- Task two- Meetings & Committee Development
- Task three- Prepare the Draft Plan
- Task four – Prepare Final Product and Recommendations

- **Driveways, Streets, and Roads 95%**

**Stage:** To Commissioners for Approval June

**Action Needed:** Commissioners to pass and vote

- Has not been presented yet to Commissioners
- Zoning, New build & Improvements  
Stage: 90% Complete  
Action Needed:
  - .
- Subdivision  
Stage: 80% Complete  
Action Needed: APC Board review of Materials Provided
  - Was presented to the APC Board for review. Binder was given to all board members to look thru. Roger asked for members to email any questions or suggestions for revisions. Will cover any comments in next meeting.
- Drainage  
Stage: 70% Complete  
Action Needed:
  - Roger is only a few days away from finishing tasks.
- Septic & Well  
Stage: 65% Complete  
Action Needed: No Future Actions
  - Health Department reported that there is a hold on this project. It will be required that everything must be sent to the State for Approval.

## G. New Business –

- Solar Ordinance-
  - Jim McKee would like to review, and use, Warren County's Solar Ordinance as a Template. He will send it to Amber to forward to the Board to take a look at and make specific items, and recommendations on items for board discussion. Areas asked to review are special use permit, condition use permit, a \$20,000 fee, charging per megawatt, setbacks, and decommissioning of panels.
  - It was discussed that charging per megawatt would most likely offset any Economic Development Funds the County could receive.
  - Roger asked for some guidance and to have a later discussion on these topics for the board to vote on. They County Attorney, Kent Minnette, informed that the all the APC Board could do was make Positive or Negative Recommendations to the County Commissioners who would have the final decision on making changes to the current Ordinances. Permits that are currently approved would need to be grandfathered in and only future Permits would fall under any changes made to the Ordinance. Currently there has only been 1 permit approved.

- Jim also stated that he wants to protect nonparticipating land owners and get as much for Fountain County as we can. Sue Ann Anderson brought up the concern of Intimate Domain, and that later down the road there is the potential for property owners to have land taken to run necessary lines to and from the power grid. The County Lawyer claimed that these events are unforeseeable and that the Government, not Private Company, has the right of Intimate Domain and enforcement Under Public Service at any time.
- Tim Shumaker reported on the Water Shed Project being conducted by Soil & Water. This study will be on what is flowing into the Wabash River from the smaller tributaries. Jeff Fishero, Lori Jordan, And Tim will be participating in a meeting 4 times a year with Soil and Water.

## H. Communications from Members –

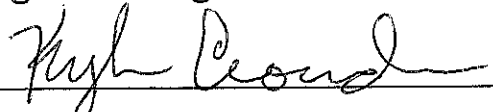

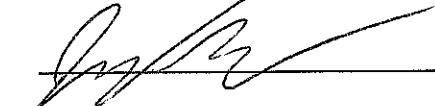
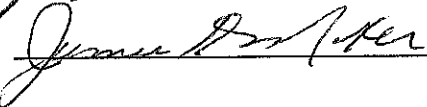
### Next Meeting

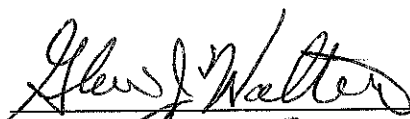
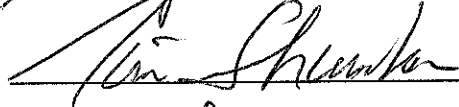
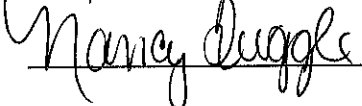
DATE	TIME	PLACE
July 27, 2023	6:00 PM	FOUNTAIN COUNTY COURT HOUSE

### Meeting Adjourn

Motion Made by	Seconded	Vote	Time
Jake McGraw	Sue Ann Anderson	7-0	8:45 pm

### Signature Page:

  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
  
 \_\_\_\_\_

  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
  
 \_\_\_\_\_  
 \_\_\_\_\_

Date

Adm of Records