

FOUNTAIN COUNTY  
ADVISORY PLANNING COMMISSION

Minutes  
Sep 28, 2023  
6:00 P.M.

A: Call to Order: 6:06 pm

Minutes last Meeting- July 27, 2023

Motion to Approve Minutes	SECONDED	VOTE
Tim Shumaker	Glen Walter	6-0

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

☒ Sue Ann Anderson

☐ Laura Bush

☒ Kyle Crowder

☒ Jim McKee

☒ Jake McGraw

☒ Jamie Shonkwiler

☒ Tim Shumaker

☒ Nancy Tuggle

☒ Glen Walter

Others in Attendance: Dudley Cruea, Jeff Fishero, Tom Booe, Carol Owens, Tyler Nichols

C. Determination of Quorum - ☒ Yes ☐ No

D. Public Comment – none

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

**F. Old Business-**

- Zoning Map updates- To the APC for Review

Committee Members: Jim McKee, Jake McGraw, Roger Azar, Amber Roarks

Stage: Developing, APC, Public Hearing, Commissioners

Action Needed: APC Review & Approval

- Committee Members reported that the maps are finished. Roger was not present at the meeting. Maps will be presented to the Area Plan Commission at a later date. It was reported that the Veedersburg City Council Meeting went well. Their

ordinance takes in a 2-mile fringe area all the way around from the city line. I received a copy of the ordinance but they were unable to locate a map. Roger was going to add the fringe area around Veedersburg to the County Map. Covington and Attica's area were previously added when the maps were originally created. Their ordinances and city maps match what we currently had. Tom Booe said that he seen the maps for Veedersburg and they are upstairs at the Fire Department.

- Carol Owens asked if there was any development on the Interstate Exit off of 74 to 341. Jim McKee reported that the inquiry has been made to the State Highway by Roger. If it becomes a project on the books it will take at least 5-10 years before it would be started. If the County is interested in the project, the county will need to task a County Representative to initiate the process.

## G. New Business –

- County Council –

- Dudley Cruea addressed the board members on the need to consider increasing County permit fees. The County Council is aware of the need for the Area Plan Commission Budget, but asks the board to help find ways to collect revenue to offset the requested budget increase. His specific request was that the Board look at increasing Building Permits, Solar Permit Fees. He presented some data from Warren County on their fees. Kyle Crowder gave some additional data on what other counties are charging in Solar fees. Tim Shuemaker responded that if we put large application fees, permit fees, or per kilowatt requirements on the Solar Permits the County will lose the Economic Development Money from these companies. The county is set to receive 7.9 million over a five-year period once the solar project is generating power with a 10-year personal property abatement. Normally the Economic Development money is paid out in a 10-year period but Jim McKee negotiated for a 5-year payout. Council member Dudley Creau, said that it doesn't help the county leading up to or after. Tim also claimed that the County General fund currently has approximately 30 million sitting in the bank that we receive interest on. Dudley responded that all those funds are not County General funds. Some of those funds are for special purpose, grant money for Community Corrections, Cum Bridge, Health, and Highway Funds and that the actual value in the County General is 12 Million. He informed the board that this year's Budget had a 1 Million Dollar shortfall on what the County was collecting, and had to be appropriated out of County General. Next year's Budget is approximately 1.5 Million in County Shortfall. If the County Continues to use 1 Million each year from these funds, it will be gone in no time. Dudley also informed that the State Governor is concerned that property taxes are too high and that this needs to be looked at across the state of Indiana. There is also possible legislation on Income

tax. The County could see lower funds coming from the State down the road. Dudley reiterated that the Area Plan Commission needs to find ways to help bring in revenue to cover cost for Legal fees, Engineering fees, and a future staff needs for a Planning & Zoning. The question was asked if there could be a commitment on a percentage of the economic development money to be put back into the Area Plan Commission to help with funding the budget. Tim said the money received in Economic Development can be used for anything the County wants. That is why it is a benefit to the County.

- There was further discussion on permit fees on residential and agricultural permits. Sue Ann Anderson stands by her prior opinion to not charge local residents a fee to build. Tim Shumaker says that the money they pay in tax more than makes up for it. There were some other concerns on charging for agricultural buildings. Amber Roarks said she would take the information that was presented on other county fees and put together a spread sheet with other county data for a comparison to help the APC on deciding on fees.
- Council asked what is currently being collected, and what could potentially be collected. Amber Roarks informed them that no fees have been collected. Questions were asked in January when she took over the roll of Admin of Records and was told we are not collecting fees at this time. However, our current ordinance has a fee schedule. Residential, and Agricultural buildings do not have a fee. Industrial and Commercial are the only building permits that have an assigned fee. Variance, Rezone, and special permits also have an assigned fee.
- Council requested that we get that fund set up and start collecting fees immediately. After discussing who would collect the money, the decision was made to collect the money at the County Auditor's Office. Amber Roarks said she would work with the County Auditor and get that set up.
- Lake Hideaway- Has asked for Amber Roarks to attend a board meeting at the lake to go over the building permit process. The lake cancelled the original Oct 14 meeting and will reschedule a later Meeting.
- Rezone- Public Hearing scheduled for Oct 26th at 6 pm
  - T&S Towing LLC- Ag to Business

## H. Communications from Members –

### Next Scheduled Meeting

DATE	TIME	PLACE
Oct 26, 2023	6:00 PM	FOUNTAIN COUNTY COURT HOUSE

### Meeting Adjourn

Motion Made by	Seconded	Vote	Time
Jake McGraw	Nancy Tuggle	8-0	7:23 pm

Sue Ann Anderson- Sue Ann Anderson

Laura Bush- Not Present

Kyle Crowder- Kyle Crowder

Jim McKee- Jim McKee

Jake McGraw- Jake McGraw

Jamie Shonkwiler- Jamie Shonkwiler

Tim Shumaker - \_\_\_\_\_

Nancy Tuggle - Nancy Tuggle

Glen Walter - Glen J. Walter