

# AREA PLAN COMMISSION FAYETTE COUNTY, INDIANA

401 N. Central Avenue  
Connersville, IN 47331  
Phone (765) 825-9808  
Fax (765) 827-6629

January 13, 2025

2024 APC Annual Report

2024 Annual Plan Progress

Completed

Remain

1. **Priority 2025.** Revise accessory use section. This section needs to reflect contemporary land uses, and additional land uses such as accessory dwelling units and when and where to allow tiny homes on a temporary use.
2. **2026.** APC and BZA Rules of Procedure: Only requires APC and BZA actions.
3. **Priority 2026.** Reformat zoning code. This is to make the zoning code more user friendly and more easily amended. This should also be done as a first step in developing a Unified Development Ordinance.  
Includes:
  - a. Complete land use table and simplify district use lists. A land use table will make the zoning code easier to use by no longer having land uses scattered throughout zoning code. This will also make simplify ensuring new land uses are amended into the code.
  - b. Analyze special exceptions to determine what should be a permitted use instead of a Special Exception and amend development standards as needed.

## Inspections

Total Site Visits		Inspections	Mileage
2024	534	760	3,105

## Area Plan Commission and Board of Zoning Appeals

### 2024 Public Meetings and Hearings

	APC	Result	BZA	Result
Jan	Start of year administration Appointments, annual plan, annual report No public hearings		Start of year administration Appointments, annual plan, annual report	
Feb	<b>Zoning Code Updates</b> 1. Solar Energy committee: update 2. Zoning Code Amendment: Accessory Uses: review and prepare for discussion at March meeting. 3. Reformatted zoning code progress: no additional progress		Election of Officers: 1. Chair 2. Vice-Chair 3. Secretary	
March	<b>Zoning Code Updates</b> 1. Parking Regulations 2. Solar Energy committee: update 3. Zoning Code Amendment: Accessory Uses: review and discussion 4. Reformatted zoning code progress: no additional progress		<b>March 28, 2024 BZA meeting canceled. No petitions</b>	
April	<b>Zoning Code Updates</b>		<b>Case Name / Petitioner(s):</b>	<b>Approved</b>

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	<ol style="list-style-type: none"> <li>1. Parking Regulations</li> <li>2. Solar Energy committee: update</li> <li>3. Zoning Code Amendment: Accessory Uses: review and discussion</li> <li>4. Reformatted zoning code progress: no additional progress</li> </ol>		<p>Victoria Croumie <b>Owner:</b> Victoria Croumie <b>Petition Type:</b> Variance from Development Standards of the Connersville, Fayette County Area Zoning Code to relief from the lot size requirements of a minimum of 7,000 square feet for a single family dwelling. The petitioner is requesting that a parcel consisting of two lots be permitted to reduce the lot at 3321 and 3323 Wayne Avenue to 3,702.6 square feet in order to split the parcel so that the two dwellings on the parcel can be on separate parcels.</p> <p><b>Parcel Description:</b> Beeson Addition Lot # 398, 399, and Pt Lot 397 Blocks 13 and 14 3321 Wayne Avenue</p> <p><b>Parcel Address / Location:</b> 3321 and 3323 Wayne Avenue, Connersville, IN 47331</p> <p><b>Zoning Classification:</b> (R3) Multi-Family Residential</p>	
May	<p><b>Public Hearing</b> <b>Zoning Map Amendment</b> Petition filed rezone 1020 Meyer Avenue, 501 Maple Street, 440 Ariens Avenue, 508 Ariens Avenue from Single Family Residential (R1) to Local Business District (LB), parcels 21-05-23-407-020.000-003, 21-05-23-407-018.000-003, 21-05-23-407-019.000-003, 21-05-23-407-017.000-003. Petitioners: Parker, Brayden, Chapman, Brian, B &amp; B Ent., LLC Zoning Classification: Family Residential (R1)</p> <p><b>Zoning Code Updates</b></p> <ol style="list-style-type: none"> <li>1. Solar Energy committee: update</li> <li>2. Parking Regulations</li> <li>3. Zoning Code Amendment: Accessory Uses: review and discussion</li> </ol>	Approved	<p><i>May 23, 2024 Fayette County Area Board of Zoning Appeals is cancelled. No new business</i></p>	

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	4. Reformatted zoning code progress: no additional progress			
June Special APC mtg	<b>Public Hearing</b> <b>Minor Subdivision:</b> Petition filed to replat Conwell's NE Lot #1 Block #5 221 W 9 <sup>th</sup> Street into three single family residential lots. Connersville City Township - Section 25 Township 14N Range 12E Petitioner: John Lucas, Lucas Investors, LLC Zoning Classification: General Business (GB), single family dwellings are a permitted use	Approved	<i>June 27, 2024 Fayette County Area Board of Zoning Appeals is cancelled. No new business.</i>	
June	<b>Public Hearing</b> <b>Minor Subdivision:</b> Petition filed to replat Conwell's NE Lot #1 Block #5 221 W 9 <sup>th</sup> Street into three single family residential lots. Connersville City Township - Section 25 Township 14N Range 12E Petitioner: John Lucas, Lucas Investors, LLC Zoning Classification: General Business (GB), single family dwellings are a permitted use <b>Zoning Code Updates</b> 1. Solar Energy committee: update 2. Parking Regulations: APC Discussion 3. Need to amend Zoning Code and Subdivision Regulations to reflect new City/County development standards 3. Zoning Code Amendment: Accessory Uses: review and discussion, no additional progress 4. Reformatted zoning code progress: no additional progress		<i>June 27, 2024 Fayette County Area Board of Zoning Appeals is cancelled. No new business.</i>	Approved
July	<b>Zoning Code Updates</b> 1. Solar Energy committee: update 2. Parking Regulations: APC Discussion 3. Need to amend Zoning Code and Subdivision Regulations to reflect new City/County development standards		<i>July 25, 2024 Fayette County Area Board of Zoning Appeals is cancelled. No new business.</i>	
Aug	<b>Zoning Code Updates</b> 1. Solar Energy committee: update		<i>August 22, 2024 Fayette County Area Board of</i>	

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	<p>2. Parking Regulations: APC Discussion</p> <p>3. Need to amend Zoning Code and Subdivision Regulations to reflect new City/County development standards</p>		<i>Zoning Appeals is cancelled. No new business.</i>	
Sep	<p><b>Zoning Code Updates</b></p> <p>1. Solar Energy committee: update</p> <p>2. Parking Regulations: APC Discussion</p> <p>3. Need to amend Zoning Code and Subdivision Regulations to reflect new City/County development standards</p>	No quorum	<i>September 27, 2024 Fayette County Area Board of Zoning Appeals is cancelled. No new business.</i>	
Oct	<p><b>Zoning Code Updates</b></p> <p>1. Solar Energy committee: update</p> <p>2. Parking Regulations: APC Discussion</p> <p>3. Need to amend Zoning Code and Subdivision Regulations to reflect new City/County development standards</p>	No quorum	<p><b>Petition Requested Action:</b> Home Based Business. Petitioner is requesting a Home Occupation to operate a two chair hair salon on an appointment only basis, accessory uses are production of hand crafted hair and body products, retail sales of boutique type wellness products in an accessory building.</p> <p><b>Parcel #</b> 21-06-28-200-011.000-011</p> <p><b>Legal Description.</b> Pt. Ne 1/4 28-14-13 7.596 Acres St. Rd. 44 East</p> <p><b>Petitioner:</b> Jennings Township Section 28 Township 14N Range 13E</p> <p><b>Owner:</b> Michelle and Brian Lang</p> <p><b>Zoning Classification:</b> (A2) Agriculture</p>	Approved
Nov	<p><b>Zoning Code Updates</b></p> <p>1. Solar Energy committee: update</p> <p>2. Need to amend Zoning Code and Subdivision Regulations to reflect new City/County development standards</p>	Director instructed to schedule Solar Energy amendment at December APC meeting.	<p><b>Petition Requested Action:</b> Home Based Business. Petitioner is requesting a Home Occupation to operate a two chair hair salon on an appointment only basis, accessory uses are production of hand crafted hair and body products, retail sales of boutique type wellness products in an accessory building.</p> <p><b>Parcel #</b> 21-06-28-200-011.000-011</p> <p><b>Legal Description.</b> Pt. Ne 1/4 28-14-13 7.596 Acres St. Rd. 44 East</p> <p><b>Petitioner:</b> Jennings Township Section 28 Township 14N Range 13E</p>	Approved

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			<b>Owner:</b> Michelle and Brian Lang <b>Zoning Classification:</b> (GB) General Business	
Dec	<b>Public Hearing:</b> TO AMEND THE AREA ZONING CODE OF FAYETTE COUNTY, AND THE CITY OF CONNERSVILLE, INDIANA – 1993 TO REPEAL AND REPLACE ALL FAYETTE COUNTY INDIANA AREA ZONING CODE PROVISIONS AND CITY OF CONNERSVILLE, INDIANA AND FAYETTE COUNTY, INDIANA AND ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT WITH THE PROPOSED AREA ZONING CODE SOLAR ENERGY PROVISIONS	Approved	<b>Public Hearing</b> Parcel # 21-06-07-506-524.000-008 Harrison City Township - Pt. Sw 1/4 7-14-13 Petitioner: Michael & Melissa Todd, Clark, Patty Zoning Classification: (R3) Multifamily Residential Petitioner is requesting a Temporary Use (9) Temporary mobile home living quarters as accessory use on same lot as principal building used for residential purposes when situation necessitates special health care for blood relative	Petitioner not present, continued at January BZA meeting

## **Permit Summary: Permits Fee Paid Report, and Construction Costs Report**

IWORQ Reports

	<b>Permits</b>	<b>Fees</b>
2023 Totals (permits and fees)	247	32,561
2024 Totals (permits and fees)	264	78,896
Change from 2023 and 2024	+ 17	+ 46,355*

Notes: \*Reid project = \$25,548 and Nova Chemicals = \$15,275. Total fees for these projects \$40,823. Without these projects there was still an increase of 15 permits and an increase of \$5,532 in fees.