

Area Planning Commission

January 23, 2025

The regular meeting of the Area Planning Commission was held on Thursday January 23, 2025, at 6:00 PM at the Connersville City Hall Council Room.

1. **Meeting Opening:** Beginning at 6:00 PM, Gary Naylor called the meeting to order. The Meeting was opened with the Pledge of Allegiance to the Flag by all in attendance.
2. Gary asked Bill MacDaniel to take attendance since Bev was absent. Those present at the meeting were Tim Sparks, Deron Price, Gary Naylor, Robert Stewart Brian Robb, Bill MacDaniel, Greg Keaffaber. Those absent from the meeting were Dale Munson, Bill Free, Bill Macke, Geoff Wesling and Bev Rude.
3. **Minutes:** Minutes were not presented Secretary was absent
4. **Election of Officer: President:** Nomination of Deron Price by Tim Sparks, second by Brian Robb – Motion to close nominations – Motion by Brian Robb, 2nd by Tim Sparks all approved. Deron Price accepted and changed chairs with Gary Naylor.
Vice President: Nomination for Tim Sparks by Brian Robb and second by Gary Naylor. Motion to close by Brian Robb, second by Gary Naylor All approved.
APC to BZA Representative: Has to be a Citizen the only ones who are eligible are Tim Sparks, Deron Price and Gary Naylor. Currently Deron Price is doing it. He volunteered that he is willing to continue to do it. Gary Naylor made a motion for Deron Price to continue being his representative to the BZA, second by Tim Sparks motion was made by Tim Sparks to close nominations, 2nd by Gary Naylor all approved.
Director: Motion for nominations of Director made by Gary Naylor, Tim seconded it. To keep Bill MacDaniel as Director all approved.
Attorney: Motion for nominations for Attorney was made by Tim Sparks and second by Brian Robb go keep Geoff Wesling. Motion made to close nominations by Gary Naylor, second by Tim Sparks. All approved
Secretary: Motion for nominations for Secretary was made by Tim Sparks and second by Gary Naylor. Motion to close nominations by Brian Robb, second by Tim Sparks. All approved
5. **Introduction of new member representing the School Board.** Gregg Keaffaber, who has been with the school for 6 years, started out as a diesel mechanic now moved up to run the transportation routing.

6. Zoning Code Updates:

Solar Energy: There was no resolution to work on the Solar Energy update. We will see about that at their first meeting of February. Bill asked Nick if he wanted the same people, and he said we did not have to act on it yet. Bill said he and two people from APC will be on it, but we cannot act on it until County Council meeting in the first week of February.

Parking Regulations: Status on this is that it has been adopted by both the City & County. Gary asked the question that the Solar Energy has been adopted by the County Commissioners. So anything they would like to have changed it will have to go through the amendment process such as Public Hearing. Bill said yes. Gary asked if we could ask the committee to go over typos and spelling errors. Bill said yes as long as it is not changing the intent or wording. Gary made the motion for the Citizen's Committee to work on those items, Greg seconded it. All approved. The question was asked so the Commissioners have to request a resolution for us to change it. Bill said yes, two of the commissioners have to request to do that.

Gary brought up that some of the people that served on the Citizen's Committee would be a good fit for serving on the APC/BZA. Nick Bariclow definitely agreed. He said he would like the opportunity to serve in his lifetime. It was a great bonding experience. Gary said he learned a lot while serving on the committee.

Bob Stewart asked the question. Why do we go to Madison when two counties north of us get eight million dollars per year on solar energy. He has been on the council for 5 years. Most of the people he talks to have no idea what is going on. We should be doing our very best to bring money into this county that is our job. We could take the Wayne and Randolph counties, which are very active where Madison has been dead for 30 years since Guy Lamp left. I just feel that there is an anti-solar attitude. People bring up that they don't want solar on their land well his response is pay your taxes because they are going to go up. We cannot sustain a 10-million-dollar budget. He said he feels like we are not doing what we should be doing to grow the county. We are not doing what we can do to bring money into the county. I don't like wind I think they are ugly but for 8 million dollars OK. I cannot get my mind around that we go against something that will help our county. They are not going to Bentonville and take your land up. It is going to be 44 to Rushville because it has got to be on the grid. I thought for 20,000 pigs we would move them back 100 feet but for solar we have to move them 4 football fields. It doesn't make sense to him. You would rather smell pig crap than see a solar panel across the street. Where does common sense come in here. I was raised around pigs I don't like them. I don't like waking up every morning to pig crap but solar, we can make them pay if they mess up anything. Ok I will get off my pulpit and move off.

7. **Annual plan:** Keep it simple We are two major projects to work on in the next 2 years. One in 2025 and the other in 2026. Accessory use section parts of it are antiqued. Such as the tiny homes in the county like cabins. There are things that were dropped when I lost my help in 2012. Also some things got dropped when I had my knee surgery. One of the things we need to get back in front of the Planning commission is the building codes. They got pushed aside when they got interrupted by something else, maybe the Brian fiasco. Gary said can we try that for March. Yes Bill said we could.

Gary made the motion that we approve the Annual Plan as it is proposed and that we work on the additional projects such as the building codes for 2025 & 2026. 2nd by Brian Robb. All approved.

Bob Stewart asked Bill the question what does the building code cover. Bill said it covers everything that the State of Indiana adopts as a different building code. There is residential code. There is the IBC International Building Code that covers all the classes one uses which includes one- and two-family dwelling. It includes electric code, fire code, it includes the mechanical code, plumbing code, and fuel gas code. So basically, I have 3 feet of code on my bookshelf. So, with the language it adopts it make reference to the actual code itself.

Bill then explained how we are rated for our number of inspections. He had over 700 last year. They grade or rate him and decide that there is no way he can do that number and do a great job. We get a "D" rating because of that. They also have a third party that inspects along with Bill. He spent 67 times at the site just inspecting concrete work.

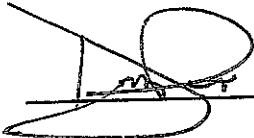
_____ brought up that they may let the group take a tour of the site. They had asked him as a business owner.

Deron accepted the invitation to have the annual report approved as presented. Brian Robb so moved, Tim 2nd the motion. All approved

If there is no other new business Deron will entertain a motion to adjourn. Brian Robb so moved, 2nd by Tim. All approved

8. **Motion to adjourn:** Motion by Darrell Drew, second by Tim Sparks, All approved.

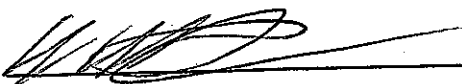
Video stops at 48:37.



Deron Price

6/26/15

Date



Bill MacDaniel

4/24/25

Date

Refer to the video recording of this meeting for word for word of the meetings available from TV3.

