

Area Planning Commission

March 27, 2025

The regular meeting of the Area Planning Commission was held on Thursday March 27, 2025, at 6:00 PM at the Connersville City Hall Council Room.

1. **Meeting Opening:** Beginning at 6:00 PM, Deron Price called the meeting to order. The Meeting was opened with the Pledge of Allegiance to the Flag by all in attendance.
2. Deron asked Bev to take attendance. Those present at the meeting were Deron Price, Gary Naylor, Robert Stewart, Brian Robb, Greg Keaffaber, Bill MacDaniel and Beverly Rude. Those absent from the meeting were Bill Free, Tim Sparks, Dale Munson, Bill Macke and Geoff Wesling.
3. **Minutes:** Minutes from February 27, 2025, meeting. Motion to accept by Robert Stewart, 2nd by Brian Robb. All approved.
4. **Zoning Code Updates:**

Solar Energy: Bill was not at the Commissioners' meeting. The resolution that was made was basically reversed they created a new resolution he thinks. They asked Mr. Wesling to review the ordinance to check for grammar and punctuation to check for spelling and grammatical errors. He said he would do that. Deron said he watched the meeting, and it got a little muddled at the end. They said Mr. Munson was very unhappy that the resolution when he made his motion, he didn't make it clear he did not spell out what needed to happen. He cleaned that up and they had to do a lot of talk on how to clean that up. Tracy and Dale were very clear that they did not want us to change the tone of the overall solar ordinance. They just wanted him to check for grammar and things that were obvious to him what we needed to fix like legal loopholes or whatever. Bill said it doesn't sound like we don't need to act on a committee thing. No they did not ask us to do anything. It is all Geoff that needs to do. k now. At the last Commissioner's meeting there was no mention of it and there was no time frame given to Geoff as to when it would be done. He did comment that he felt like he could defend it in court. The grammar, spelling and punctuation needed to be corrected but he didn't feel like he needed to worry about defending it in court.

Building Code: Robert Stewart brought up a question that happened to his parents in the 30's. They buy a home next to a farm. The farmer doesn't want anyone living in the house, so he moves his hog operation up next to the house and contaminates the well. Bill said that would fall under Confined Hog Operation. Robert said it was not Confined Hog Operation he just moved his hog lot and contaminated his well. Bill asked does that happens today and Robert said yes because a citizen brought it up to him.

Bill brought up that the building code ordinance is not part of the Area Planning Commission. The Area Plan Commission does actually have authority over the building code. It is something that is adopted by the legislative bodies. So the idea behind that is the City would have to hold it public meetings over this and then the County would have to hold its. That will get us consistent with what the state of Indiana wants the jurisdictions to do. This is to make sure the State of Indiana will not have any problems when the State of Indiana adopts the new version of the International Residential Code or the Indiana Residential Code. Anytime the State adopts the new code we are automatically adopting the new one. Gary made the motion to adopt resolution number 2025 APC-01, 2nd by Brian all approved. Bill asked Bev to make sure the paperwork gets the signatures that it needs.

Director's report: Bill said so far this year we have had fewer permits but that is starting to pick up. The inspections have started to pick up which will be very helpful with Mr. Hughes. He has been getting more comfortable with issuing and filling out the building permits which also helps in my availability to do other things. No questions or comments. Motion to approve: Robert Stewart, 2nd by Brian Robb all approved.

5. Motion to adjourn: Motion by Robert Stewart, second by Brian Robb, All approved.

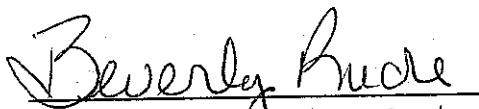
Video stops at 14:48



Deron Price

4-24-25

Date



~~Bill MacDaniel~~ BEVERLY Rude

4-24-25

Date

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