

The Thorntown Plan Commission met in a regular meeting on September 12, 2022 at 6:00 PM in the Town Hall.

Members in attendance were as follows:

- Don Gray, President – Citizen Member.
- Ben Strong – Citizen Member.
- Erick Smith – Citizen Member.
- Frank Clark – Town Employee.
- Jerry Seymour – Citizen Member.
- Shawn McClintock – Council Representative;

Others in attendance: Planning Administrator, Oksana Polhuy.

President Gray calls the meeting to order at 6:00 PM.

OPENING CEREMONIES

President Gray leads the Plan Commission in the Pledge of Allegiance.

DETERMINATION OF QUARUM

President Gray commences with the roll call and declares a quorum with the members present.

AGENDA CONSIDERATIONS

President Gray asks if anyone wants to add anything to the agenda. No agenda items are added.

MINUTES

None.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

President Gray asks the public for comment for items not on the agenda. There are members in the public that would like to ask how to split their residential lot into two lots and would like to add their question to the agenda.

Ms. Polhuy states that her presentation today is education about the process of splitting the lots within Thorntown, and a certain portion of the presentation will be about their specific situation, so that's when she'll address their question.

OLD BUSINESS

Ms. Polhuy states that she has a copy of the Plan Commission Rules and Procedures amended per discussion of the Plan Commission during the last meeting on August 29th, and the Rules and Procedures are ready to be signed. She and President Gray signs them.

NEW BUSINESS

There are no items for public hearing or other items that require a vote. The meeting is devoted to an educational session on the process of Subdivision held by Ms. Polhuy. During the presentation, the members of the public receive answers to their questions regarding the application process for the lot split under Minor Plat procedure.

In addition to the educational session, Ms. Polhuy asks Plan Commission members a few questions to help in her work drafting the regulations for a review of Development Plans, Improvement Location Permits (ILP), and Technical Advisory Committee (TAC). She explains what a development plan and improvement location permit are. She states that when it comes to the ILP, staff reviews it. However, when it comes to the development review, the state statute states that the Plan Commission has the power to approve/deny them, or the Plan Commission can delegate that power to the staff. Ms. Polhuy thinks that in most cases, Plan Commission could approve/deny the plans, but in some cases, it is better for the staff to approve/deny the plans. For example, when a new one-family or two-family house is built and the site plan needs to be checked for adherence to the zoning development standards, there is no need for a public hearing on such reviews, let alone waiting for a month or more for plan's approval. Ms. Polhuy recommends that the development plan review of one-family and two-family uses is delegated to staff. Ms. Polhuy asks what the Commissioners think.

Vice President Strong agrees with that reasoning.

Mr. Clark leaves the meeting at 6:55 pm.

Ms. Polhuy talks about the TAC members that she has already identified and will be contacting. She asks the Commissioners to give her names of other members that could serve on the Committee.

President Gray gives the name for the school superintendent and the Utility Board assistant and superintendent.

A general discussion of the utility providers brings up some company names that might be serving the community: Thorntown utilities, Boone REMC, IMPA, Frontier, and maybe other internet/phone or cable companies.

NEW BUSINESS FROM THE FLOOR

None.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None.

ANNOUNCEMENTS

None.

MISCELLANEOUS

None.

ADJOURNMENT

President Gray made a motion to adjourn. Meeting adjourned at 7:45 PM.

Donald Gray

President

Oksana Polhuy

Secretary