

## **Area Plan Commission September 16, 2019 at 6:00 p.m. Special Meeting Minutes**

The Area Plan Commission held a special meeting on **September 16, 2019 at 6:00 p.m.** in the Conference Room of the Government Center in Vernon, Indiana.

Those present: President Chad Ebinger, Travis Shepherd, Brenda Habenicht, Dave Lane, Brian Hatfield, Eli Brown, Paul Belding, Tyler Stock, Attorney Brad Kage and Executive Director Marie Shepherd.

Tyler Stock presented the Ordinance Review Committee's report to the APC board. The committee consisted of Tyler Stock, Brian Hatfield, Charlie Weber, John Post, Bob Steiner, Susie Hall and Nita Hicks. The scope of work included looking at the areas of laws, personnel, budgets, processes and protocols that pertain to the Area Plan Commission and any other governing body's oversight and enforcement of zoning/ordinances. The goals of the committee were to provide the councils with recommendations that will approve upon the work and governance of the APC leading to more effective and efficient results.

The report was broken into 3 sections: Admin, Ordinances and Investment Properties. The Committee interviewed community stakeholders/experts affiliated with issues that pertain to the APC to get their testimony.

The first area of discussion was the Admin section which included the violation process, fee schedule, gov. agencies, contractor license and budget with recommendations made.

The next area of discussion was the Ordinance section which included blight, abandon property, zoning, minor subdivision, agriculture/animals, building permits and agencies. Also discussed was the need to update the Unsafe Building Ordinance which was adopted in June 1993.

The last area of discussion was Investors which included a rental directory, land contracts and fines for non-permitted remodels.

The key recommendations included:

- Streamline the violation process
- Zone non-conforming properties appropriately
- Add blight definition to Unsafe Building Ordinance
- Update permitting and licensing requirements
- Close loopholes in major/minor subdivision ordinances

The next steps of the committee would be:

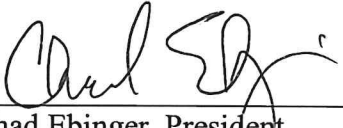
- Approval of the recommendations
- Draft changes to a legal standard utilizing appropriate professionals
- Present formal recommendations to City Council, Commissioners, and Town of Vernon with goal of getting new ordinances, processes, etc. adopted
- Passage = Year end goal

After a lengthy discussion with the board and those in attendance, Brenda Habenicht made a motion to table for 30 days and come back for further discussion. Brian Hatfield seconded the motion. This passed unanimously with 8 members voting in favor.

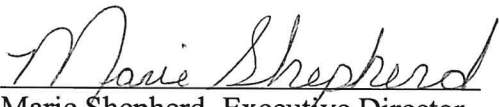
**Adjournment:**

With no further business to discuss, Eli Brown made the motion to adjourn. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

Respectfully submitted,

  
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Chad Ebinger, President  
Jennings County Area Plan Commission

Respectfully submitted,

  
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Marie Shepherd, Executive Director  
Jennings County Area Plan Commission