

JOHN R. MCNAMARA, P.E., L.S.
County Surveyor
SKY K. MEDORS, P.E.
County Engineer
WILLIAM S. SCHALLIOL, ESQ.
Executive Dir. of Economic Development
ABBY E. WILES, AICP
Executive Dir. of Area Plan Commission



ST. JOSEPH COUNTY
ESTABLISHED 1830

BOARD OF COMMISSIONERS
ANDREW T. KOSTIELNEY
District 1
DEREK D. DIETER
District 2
DEBORAH A. FLEMING, D.M.D.
District 3

DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

AREA PLAN COMMISSION

AGENDA
September 21, 2021 - 3:30 p.m.

[Join Zoom Meeting](#)

Or call: 312-626-6799; Meeting ID: 972 2513 5213; Password: 563467

MEMBERS

Adam J. DeVon
Commission President
County Council Citizen Rep.

Robert M. Hawley
Commission Vice President
ABZA & Citizen Representative
Board of Commissioners

John R. McNamara, P.E., L.S.
Executive & Plat Committees
County Surveyor

James D. Moffitt
Town Council Representative
Town of New Carlisle

Ben Webb
Town Council Representative
Town of North Liberty

Kirk Youell
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Elizabeth J. McCombs
Advisory Council on Town Affairs
Towns of Roseland & Lakeville

Rachel Rawls
Commission Member
County Agricultural Extension

Dr. Jerry L. Thacker
Commission Member
Public Schools Representative

Mitchell R. Heppenheimer, Esq.
Commission Counsel

1. Roll Call

2. Public Hearing

A. Text Amendments

- I. An Ordinance of the St. Joseph County Council amending Title XV, Chapter 154: Land Usage of St. Joseph County Code to add Child Care Home as a Permitted Use in the A: Agricultural District and revise a sign regulation

3. Items Not Requiring a Public Hearing

- A. Rezoning Correction Request to County Council
Location: 54565 Sage Rd
Requested Rezoning: From A: Agricultural Dist. to C: Commercial Dist.
APC #2953-21

4. Executive Director's Report

5. Approval of Minutes

- A. July 20, 2021 APC Meeting Minutes

6. Adjournment

APC # 2963-21
Petitioner: Area Plan Commission
Amendment: Child Care Home and Sign Regulation Revision
Jurisdiction: St. Joseph County
Public Hearing Date: 9/21/2021

Requested Action:

A proposed ordinance of Area Plan Commission amending Title XV, Land Usage, Chapter 154, Planning and Zoning, of the St. Joseph County Code, Section 154.091 A: Agricultural District Permitted Uses, and Sections 154.372 General Sign Regulations

Staff Comments:

The first part of this amendment to the Zoning Ordinance will add Child Care Home as a permitted primary use in the Agricultural District provided that it serves as the primary residence of the operator. This addition will provide consistency between the Zoning Ordinance and state legislation related to child care businesses which allows operator-occupied child care homes wherever residential uses are permitted.

The second part of the proposed amendment would specify that the sign regulation which restricts the area of changeable copy, include electronic messaging centers (EMCs), to 40% of the area of a sign only applies to on-premise signs, as opposed to off-premise signs. Staff believes that this provision was never meant to apply to off-premise signs such as billboards, and that "on-premise" was erroneously omitted from the sign regulations adopted in August of 2020. The rationale for restricting changeable copy signs to only a portion of sign, mainly reducing brightness (in the case of EMCs) and discouraging off-premise advertising on lots where it is not permitted, is not relevant to off-premise signs. Off-premise signs are already subject to spacing requirements from uses and districts which may be adversely affected by the brightness of a large EMC. Furthermore, partial EMCs are seemingly not a desirable or sensible product for the outdoor advertising industry, so the current regulation is tantamount to a complete ban on EMC billboards without a sufficient public interest to support such a ban.

Recommendation:

Based on information available prior to the public hearing, the staff recommends that the petition be sent to the County Council with a FAVORABLE recommendation.

Analysis:

The proposed text amendment will ensure that local regulation of child care homes which serve as the primary residence for the operator is consistent with state law and correct for an unintended prohibition of full EMC billboards.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE ST. JOSEPH COUNTY COUNCIL AMENDING
TITLE XV, CHAPTER 154: LAND USAGE OF ST. JOSEPH COUNTY CODE TO ADD CHILD
CARE HOME AS A PERMITTED USE IN THE A: AGRICULTURAL DISTRICT AND
REVISE A SIGN REGULATION

PETITIONER: ST. JOSEPH COUNTY AREA PLAN COMMISSION

WHEREAS, the County Council of St. Joseph County, Indiana, adopted a new zoning ordinance for St. Joseph County that went into effect on June 13, 2005, and

WHEREAS, the ordinance has been in use since that time, and it has been determined that certain changes are necessary to revise and clarify various sections of the ordinance;

IT IS HEREBY ORDAINED BY THE COUNTY COUNCIL OF ST. JOSEPH COUNTY, INDIANA, THAT:

SECTION 1.

Title XV, Land Usage, Chapter 154, Planning and Zoning of the St. Joseph County Code, Section 154.091 in A: Agricultural District, as amended, is hereby further amended and supplemented as follows:

154.091 PERMITTED USES.

(A) Primary uses.

* * *

(2) Child care home (that is used as the primary residence of the person who operates the child care home);

~~(2)~~ (3)

~~(3)~~ (4)

~~(4)~~ (5)

~~(5)~~ (6)

~~(6)~~ (7)

~~(7)~~ (8)

~~(8)~~ (9)

~~(9)~~ (10)

~~(10)~~ (11)

~~(11)~~ (12)

~~(12)~~ (13)

~~(13)~~ (14)

~~(14)~~ (15)

~~(15)~~ (16)

~~(16)~~ (17)

~~(17)~~ (18)

* * *

SECTION 2.

Title XV, Land Usage, Chapter 154, Planning and Zoning of the St. Joseph County Code, Section 154.372 in Sign Regulations, as amended, is hereby further amended and supplemented as follows:

154.372 GENERAL REGULATIONS.

* * *

(H) *Changeable Copy Signs.* A changeable copy sign is a sign on which the message changes either automatically through electrical means or manually through the placement of letters or symbols on a panel mounted in or on a track system. Changeable copy signs include electronic message centers (EMC).

* * *

(2) The changeable copy portion of a an on-premise sign shall not exceed (40) percent of the sign surface area of any permitted sign type.

* * *

SECTION 3.

This ordinance shall be in full force and effect from and after its enactment and publication as required by law, and full execution of any conditions of Commitments placed upon the approval.

MEMBER, ST. JOSEPH COUNTY COUNCIL

MEMORANDUM

TO: Area Plan Commission

FR: Ryan D. Fellows, Planner

DT: September 10, 2021

RE: Zoning for 54565 Sage Road

In early 2021, staff became aware that the rezoning for 54565 Sage Road approved in 2001 included a written commitment that required the rezoning to revert from Commercial to Agricultural no later than May 3, 2015. To bring the property into compliance with the written commitments, staff initiated a new petition to rezone the property back to A: Agricultural District.

On March 16, 2021, the Area Plan Commission held a public hearing on the rezoning and voted to recommend that the property continue as C: Commercial District, subject to new written commitments that would require the rezoning to again revert back to A: Agricultural District no later than May 3, 2030.

At the March 23, 2021 Council Committee meeting, the Land Use and Planning Committee concurred with the APC's recommendation to allow the zoning to continue, subject to new written commitments recommended by the APC.

At the April 13, 2021 public hearing, the Council voted to approve the petition as presented, rezoning it from C: Commercial District back to A: Agricultural District. It is our understanding this was not their intent; the Council intended to deny the petition to rezone to A: Agricultural District, but let it remain C: Commercial District with new written commitments.

After becoming aware of the discrepancy, APC staff contacted County Council Counsel Mike Trippel, who advised staff to submit a new corrective ordinance to reflect what Council intended to approve (see enclosed).

APC staff is requesting you recommend the enclosed ordinance be approved by the County Council to correct this action.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING AND SUPPLEMENTING TITLE XV, LAND USAGE, CHAPTER 154, PLANNING AND ZONING, OF THE ST. JOSEPH COUNTY CODE, AS AMENDED, FOR PROPERTY LOCATED AT 54565 SAGE ROAD FROM A: AGRICULTURAL DISTRICT TO C: COMMERCIAL DISTRICT.

PETITIONER: AREA PLAN COMMISSION

IT IS HEREBY ORDAINED BY THE COUNTY COUNCIL OF ST. JOSEPH COUNTY, INDIANA, THAT:

SECTION 1.

Title XV, Land Usage, Chapter 154, Planning and Zoning of the St. Joseph County Code, as amended, is hereby further amended and supplemented by changing the zoning classification of the following described property from A: Agricultural District to C: Commercial District:

A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS: THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 38 NORTH, RANGE 1 EAST, PART OF OLIVE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

SECTION 2.

This ordinance is and shall be subject to commitments as provided by Title XV, Chapter 154.543 Commitments, if applicable.

SECTION 3.

This ordinance shall be in full force and effect from and after its enactment and publication as required by law, and full execution of any conditions of Commitments placed upon the approval.

MEMBER, ST. JOSEPH COUNTY COUNCIL

Mail to:
R. William Jonas, Jr.
May Oberfell Lorber
4100 Edison Lakes Pkwy, Suite 100
Mishawaka, IN 46545

**COMMITMENT REGARDING USE AND
DEVELOPMENT OF REAL ESTATE**

Ronald A. Szczypiorski, an adult, 54565 Sage Road, New Carlisle, Indiana 46532, hereinafter referred to as "Owner", being the fee title owner of record of certain real estate commonly described as 54565 Sage Road, New Carlisle, Indiana 46532, being twenty (20) acres located on the west side of Sage Road and contiguous to and north of the C.S.S. & S.B. railroad right-of-way, the legal description for Owner's property being as follows:

The East Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 33, in Township 38 North, Range 1 East, containing 20 acres, more or less,

And having filed a Petition to Rezone said property of January 3, 2001 with the St. Joseph County Council and the Area Plan Commission of St. Joseph County to rezone said property from "A" Agricultural District to "C" Commercial District, which petition is now pending before the St. Joseph County Council, does hereby make, pursuant to I.C. 36-7-4-613, the following commitments concerning the use and development of said real estate as express conditions of the proposed rezoning of said property from "A" Agricultural District to "C" Commercial District by the St. Joseph County Council:

1. The Owner agrees to limit the use of the property to be rezoned and, in particular, the commercial building located thereon, for the specific use as an automobile, farm equipment and truck repair business which has been operated and used as such by the Owner for the past twenty-five (25) years. The owner further agrees that upon the occurrence of any of the following events the "C" Commercial zoning of the property shall terminate as of said even and revert to "A" Agricultural:
 - A. Cessation of the specific commercial use of the property on or before, but in no event later than 3rd day of May, 2030, said date being Ronald A. Szczypiorski's eightieth (80th) birthday;
 - B. The Owner's voluntary retirement on or before said date;
 - C. Any sale or other transfer of the property by the Owner to a third party or parties; or
 - D. The death of the Owner on or before May 3, 2030.
 - E. The Owner agrees to provide written notification to Area Plan Commission of his voluntary retirement or any sale or transfer of the property and further

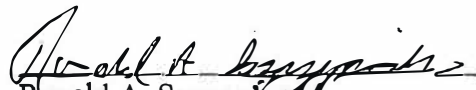
agrees to leave instructions for his personal representative to notify the Area Plan Commission in the event of his death prior to May 3, 2030.

2. The Owner further agrees that at no time shall he employ more than two (2) employees on the premises.
3. The Owner further agrees that no commercial activity shall occur within a one hundred foot (100) front yard setback area.
4. The Owner further agrees that there shall be no expansion of any existing building currently used for the specified commercial use nor shall any new building be constructed for the specified or other commercial use.
5. The Owner further agrees to continue to use the house located thereon exclusively and only as a single family residential dwelling;
6. The Owner further agrees to retain the existing and numerous, mature deciduous trees located on the property;
7. The Owner further agrees to file and obtain any and all variances for the use and development of the lot as might be required by the St. Joseph County Code, if any;
8. The Owner further agrees, as provided at I.C. 36-7-4-613, that unless modified or terminated by the Area Plan Commission of St. Joseph County, this Commitment is binding upon him as owner of the parcel;
9. The Owner agrees that this Commitment shall be recorded in the Office of the St. Joseph County Recorder and a file-marked copy of the recorded Commitment shall be furnished to the St. Joseph County Council, the Area Plan Commission of St. Joseph County, and all property owners of record located within three hundred (300') feet of the petitioned property; the Owner further agrees that these commitments shall take effect upon the approval of the Final Site Development Plan or the approval of these written commitments by the Area Plan Commission, whichever is later;
10. The Owner further agrees that these commitments may be modified or terminated only by a decision of the Area Plan Commission of St. Joseph County made at a public hearing after notice has been provided by their rules as provided by IC. 36-7-4-613;
11. The Owner agrees that these commitments shall be enforceable by an action in either law or equity by St. Joseph County, the St. Joseph County Council, the Area Plan Commission of St. Joseph County, or by one (1) or more property owners located within three hundred (300') feet of the petitioned property and/or the successors and assigns of said property owners, said property owners being a class of specifically affected persons entitled to enforce these commitments as contemplated by I.C. 36-7-4-613. The Owner does hereby further agree that if it is necessary to enforce the language of this Commitment as indicated herein, then the Owners shall be fully responsible for any and

all costs in reference to that enforcement including, but not limited to reasonable attorney fees.

- 12. The Owner further agrees that these commitments shall be binding upon his successors in interest, assigns, heirs, beneficiaries and personal representatives of his estate; and
- 13. The Owner further agrees that the use and development of said property shall be strictly in accordance with the terms and provisions of these commitments, including the approved Final Site Development Plan.

Executed this 29 day of March 2021.

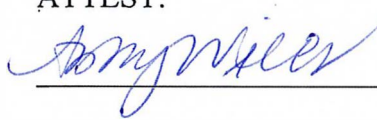

 Ronald A. Szczypiorski

APPROVED:

AREA PLAN COMMISSION OF
ST. JOSEPH COUNTY

By: 
DocuSigned by:
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ATTEST:



JOHN R. MCNAMARA, P.E., L.S.
County Surveyor
SKY K. MEDORS, P.E.
County Engineer
WILLIAM S. SCHALLIOL, ESQ.
Executive Dir. of Economic Development
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Dr. Jerry L. Thacker
Public Schools Representative

Mitchell R. Heppenheimer, Esq.
Commission Counsel

Executive Director's Report September 2021

I. Personnel Update

Administrative Assistant

Welcome Shelley Marker, our new Administrative Assistant. Shelley started September 7, 2021 and replaced Samantha Keultjes, who resigned in July 2021.

2022 Budget

The 2022 Infrastructure, Planning & Growth budget includes the addition of a fourth planner and two code enforcement staff. The final 2022 budget will be heard by the County Council in October. Provided that the County Council approves the funding for the code enforcement program, staff will work on drafting the ordinances and will likely convene a small group to review the draft ordinances prior to presenting them to the County Council for adoption.

II. Comprehensive Plan Update

Staff continues to work with Rundell Ernstberger Associates, the consultant selected for the Comprehensive Plan, on preparing for the first Comprehensive Plan Task Force meeting. The Task Force will provide oversight to the consultants during the planning period and provide input on the public participation plan, draft plan elements, etc.

**THE AREA PLAN COMMISSION OF
ST. JOSEPH COUNTY, INDIANA**

MINUTES

July 20, 2021
3:30 p.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN

MEMBERS PRESENT:

Adam DeVon
Robert Hawley
John R. McNamara, P.E., L.S.
Rachel Rawls
Dr. Jerry Thacker
Ben Webb

MEMBERS ABSENT:

Elizabeth J. McCombs
Kirk Youell
James D. Moffitt

PUBLIC HEARING - 3:30 P.M.

1. REZONINGS:

- 1 A proposed ordinance of ALL SECURE SELF STORAGE LLC to rezone from C: Commercial District (site plan specific) to C: Commercial District (not site plan specific), addressed and unaddressed property totaling 5.76 acres located at and abutting 17911 Turners Drive, St. Joseph County - APC# 2962-21. *(Audio Position:4:22)*

RYAN D. FELLOWS: The petitioner is requesting a zone change from C: Commercial District (site plan specific) to C: Commercial District (not site plan specific). As noted in the application, the petitioner desires to allow the full C: Commercial uses and not limit the site to the storage only designation. All Secure Self Storage, a self-storage facility, including an existing billboard and telecommunications tower, zoned C: Commercial District in 2003, with a revised final site plan last approved in 2015. I-80/I-90 Indiana Toll Road, then single family homes zoned R: Single Family District. People of Praise and Trinity School Athletic Center zoned C: Commercial District and R: Single Family District in 1986, per a site plan. Pfeifer, Morgan & Stesiak - a personal injury attorney law firm, zoned B: Business District in 1994, per a site plan; and Mahoney Family Dentistry, zoned B: Business District in 1983, per a site plan. Then Saint Michael & All Angels Episcopal Church, zoned R: Single Family District. A single family home zoned R: Single Family District. The C: Commercial District is established to provide a location for those retail sales and service functions whose operations are typically characterized by: outdoor display or sales of merchandise; major repair of motor vehicles; commercial amusement and recreational activities; or, activities or operations conducted in structures which are not completely enclosed. The types of uses found in the C: Commercial District are often brightly lighted and noisy. Permitted uses contained in this district are such that this district may be used to form a grouping of similar uses along certain portions of major commercial thoroughfares. Special attention should be paid to buffering whenever this district is located adjacent to any

residential district or residential uses. Rezoning application submittal includes the most recent revised final site plan, approved in 2015, including ten existing buildings and one proposed building, which has since been built. An existing double-sided billboard is shown, but not labeled, along the Toll Road. As noted in the application, the petitioner desires to allow the full C: Commercial uses and not limit the site to the storage only designation. This property was rezoned from C: Commercial District and B: Business District to just C: Commercial District (per a site plan) in 2004. The site plan was amended in 2007 to add more buildings. The site plan was amended again in 2015 to add another building. Turners Drive is paved with two lanes and is classified as a local road. Ironwood Road is paved with four lanes and is classified as a minor arterial. The last annual average daily traffic (AADT) for Ironwood between Cleveland and Douglas was 12,798 in August 2020 (during the COVID-19 pandemic), which is down from the 16,000 to 17,000 in previous four counts (August 2018, October 2017, September 2011, and August 2008). Site served by well and septic. Petitioner is not proposing any written commitments. This rezoning is supported by the 2002 Comprehensive Plan, Goal 2, "Encourage the economic development of the County and its municipalities." Especially Objective C: "Develop quality business areas to meet the retail and service needs of the planning area." The 2002 Comprehensive Plan does not contemplate a change in use for this area. No other land use plan has been approved for this area. The current conditions and current character of current structures is commercial self-storage, with a few office type suites prior to the gated storage area. Neighboring uses include businesses and large churches with athletic facilities. The most desirable use is commercial. Due to layout of the area with an existing tree line on the eastern side and broad open space on the south side, surrounding property values should not be affected. It is responsible development and growth to maintain and preserve the area as commercial. The staff has no additional comments. Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the County Council with a favorable recommendation. This rezoning is supported by the 2002 Comprehensive Plan, Goal 2, "Encourage the economic development of the County and its municipalities." Especially Objective C: "Develop quality business areas to meet the retail and service needs of the planning area."

PETITIONER

Kevin Paczkowski, 58472 Eastwood Drive, South Bend, IN, 46619: I am an accountant for Veldman Service Center Inc. That's my actual employeer and as part of that affiliated group, we own all of the All Secure Self Storage locations in the area. The Turners Drive location specifically has been owned by the Veldman Family since 2003. They have done a couple of expansions. We pretty well have maxed out on that property. There is no additional building space there. Our petition is to ask for a removal of that self storage restriction to allow for some commercial activity at that facility. When the facility was being built, it was anticipated that we would have our corporate headquarters there and it never really came to fruition. It's turned into just document storage in most of those offices.

The pandemic has changed some of our working activities. What we have found is that people want to do things remotely without meeting in person, so we are able to move people into the 93,000 sq feet storage facility over people's phones, on their tablets, and that kind of thing. We still have a few that want to meet in person, but generally that is not the case. In conjunction with that, we are finding that there are these little start-up entrepreneurships in the area and they have kind of taken off during the pandemic and most people have been operating out of their homes. What happens is that a spouse gets a little bit irritated with somebody running their business out of their homes, the living room gets filled up, the garage gets filled up and all they want is an office and a small space to possibly do their online sales and that type of thing. Some people are just looking for an office to get away. I think people enjoyed working from home for awhile. Some still do, but there are a lot that would really prefer to go out to an office somewhere, or remote location. We have a little bit of both.

We are pretty much a month-to-month self storage business and there are very few places in a strip mall where you are going to be taking your goods or an office where you are taking your goods that will allow you to pay month-to-month. We know businesses operate on a shoestring especially starting off and we cater to those small types of businesses. What we have found is we have been able to grow that business from small units to bigger units, to bigger units, now there are these small entrepreneurships that are looking for places. We have a couple of benefits that we can present. We don't require a realtor's commission. We don't require a one-year upfront guaranteed payment. We don't want a transient type business and I don't want to try to give you the impression that it's in and out because obviously we don't want to operate that way either. What we do give people is the flexibility. You hear the term flex space, and flex isn't so flexible because you are locked in for a year or three years, with a commission contract with a realtor. That's kind of one of the reasons we want to open up some of these suites and I understand the concerns about the Health Department. The people we are catering to are these one person businesses. It's an office with product storage.

A lot of times they wouldn't even be there other than to maybe make a shipment or two that would come in with a UPS or Amazon truck. We have ample parking. There are 20 spaces for these seven office suites. I do not anticipate the septic system being an issue with the activity of what we are asking to be done. There is 2,100 sq feet of this office space. That's 2.3% of the total of that entire facility. Right now it's a really small thing. We do very well in the storage end of it. We don't anticipate converting over into storage for commercial because quite honestly individual tenancy for self storage is more lucrative from a financial situation, but we do have these locations and a lot of our existing tenants either at that Turner Drive or others looking for a place to store. We want to be able to be a helpful facility where we can actually offer them those activities as well. I don't have a whole lot more other than I think we offer a convenience that a lot of other people don't. I am hoping that you see it that way as well and I am happy to answer any and all questions that you might have.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After due consideration, the following action was taken:

Upon a motion by John R. McNamara, P.E., L.S., being seconded by Dr. Jerry Thacker and unanimously carried, a proposed ordinance of ALL SECURE SELF STORAGE LLC to zone from C: Commercial District to C: Commercial District, property located at addressed and unaddressed property totaling 5.76 acres (more or less) located at and abutting 17911 Turners Drive, St. Joseph County. This rezoning is supported by the 2002 Comprehensive Plan, Goal 2, "Encourage the economic development of the County and its municipalities." Especially Objective C: "Develop quality business areas to meet the retail and service needs of the planning area."

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Miscellaneous:

We do have an item not requiring a public hearing. We have to approve the revised bylaws.

Abby Wiles: Yes, the revised bylaws were presented at the meeting last month in June 2021. Per the bylaws we are required to present at one meeting and then vote on the changes at the next meeting, so this is just approval of the changes that were presented. For Ben's benefit the revised bylaws are to make us right with the new changes to Indiana Code for the Open Door Law. This reflects the same policy that's been adopted by the County Council, County Commissioners, Area Board of Zoning Appeals and Plat Committee.

Upon a motion by John R. McNamara, P.E., L.S., being seconded by Dr. Jerry Thacker and unanimously carried to approve the revised bylaws.

2. Executive Director's Report: (Audio Position: 18:17)

Abby Wiles: Let me run through a few highlights for you. The Comprehensive Plan process has been kicked off. The County Commissioners approved the contract with REA and now the clock is ticking. Per the terms of their agreement, they have to have the new plan delivered within 18 months. We did an internal kickoff with staff—Ryan, Shawn, and myself—and the folks from

REA a couple weeks ago and right now we are in the process of assembling all of the documents, GIS files, and the history of the variances and filings of past petitions. That process is underway. We will be bringing monthly updates to you throughout the next 18 months and we will be looking at doing a few work sessions during that timeframe as well. We will also need some representation on the task force so Adam, as the President, I would extend the invitation to you or your designee. Rachel I know that we had a talk when I first came on board about you participating because of your work with Purdue Extension.

Welcome Ben from the Town of North Liberty.

I wanted to let everyone know that Samantha has resigned. We are searching for her replacement. I am confident we will have someone here, hopefully by the next APC meeting.

Also on the docket is Infrastructure, Planning and Growth's IPG's budget hearing on August 17th. We are requesting funds for Code Enforcement staff. It doesn't really affect the Area Plan Commission, but it's good information for you to have. If approved as part of the 2022 budget, we would have to look at a series of ordinances and bringing those to County Council for approval. We will likely set up a task force to help draft those as well.

Lastly, I just want everyone to know, you might have seen the Old Cleveland Road rezoning on your agenda over the last several months. That petition was ultimately withdrawn; however, it is likely that it will be re-filed and we anticipate that it will come back for the September hearing. The issue with that petition is that Engineering was requiring some improvements to Old Cleveland as part of that project and they are trying to figure out what is required and how it will be funded.

3. Minutes:

Upon a motion by John R. McNamara P.E., L.S., being seconded by Robert Hawley and unanimously carried to approve the minutes from June 15th, 2021 Area Plan Commission meeting.

4. Adjournment:

Upon a motion by John R. McNamara P.E., L.S., being seconded by Bob Hawley and unanimously carried, the July 20th, 2021 Area Plan Commission meeting adjourned at 3:52 p.m.

Adam DeVon,
President of the Commission

Abby Wiles,
Secretary of the Commission