

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

MINUTES

July 18, 2023
3:30 p.m.

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

MEMBERS PRESENT:

Adam DeVon
Molly Hannon
Robert Hawley
Robert L. Kruszynski, Jr.
Elizabeth J. McCombs
Dr. Jerry Thacker

MEMBERS ABSENT:

Brittini Gendron
Tom England

ALSO PRESENT:

Abby Wiles
Carl Brown-Grimm
Shawn Klein
Shelley Marker
Faryal Sharif
Brandie Ecker, Counsel

Adam DeVon called the meeting to order at 3:30 p.m.

PUBLIC HEARING

1. REZONINGS:

- 1 A proposed ordinance of VELD KOFF ENTERPRISES LLC to amend the zoning commitments required by Ordinance No. 1212 as approved by the New Carlisle Town Council on August 17, 2009 for the property located at Unaddressed 9.74+/- acre parcel immediately northeast of the intersection of Timothy Road and Marvel Lane - **APC# 3004-23.** *(Audio Position: 0:0:26.7)*

Adam DeVon: A announcement for anybody here the rezoning for item number one has been tabled until next month requested by the petitioner prior to the meeting. No voting will take place on this one.

Shelley, may we have roll call.

Roll call took place.

Adam DeVon: *(Audio position: 0:01:13.8)*

We are a nine-member commission, and we have seven members present so we do have a quorum.

Molly Hannon was our representative for the ABZA, we have two members appointed and she is stepping down from the ABZA and need to appoint a new member. For those of you who have not met, we have DJ Tavernier as a new member to replace the Town of Osceola (couple year

vacancy). We have to make an appointment for Molly's replacement to the ABZA and do I need to make a motion or what is the procedure on that?

Brandie Ecker: So everybody understands the position that is vacant is the municipal representative from the APC to the BZA. It has to be one of you that represents a municipality, and another qualification is it cannot be an elected position. The person cannot also be elected to something. You only realistically have two people able to serve in that position which are Molly and DJ. Since Molly just resigned it would be best for one of you to make a motion to appoint DJ.

Adam DeVon: I make a motion to appoint DJ to the ABZA as the representative.

Elizabeth McCombs: I second the motion.

Upon a motion by Adam DeVon, being seconded by Elizabeth McCombs and unanimously carried 7-0, DJ Tavernier was appointed as the ABZA representative.

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Miscellaneous:

None.

2. Executive Director's Report:

(Audio position: 0:02:59.9)

Abby Wiles: In your packets is a report of rezonings that went through County Council and the Town Counsel for Osceola. All were approved and the text amendment will be ratified by the Commissioners this evening.

Comprehensive Plan- we have final outreach and public meetings that will likely take place this summer or early fall. Staff is in the process of reviewing the draft, but it was just delivered a week or so ago.

Personnel news, Faryal Sharif is here with us today. She started as one of our planners yesterday, and Carl and Shawn are still here. Faryal is taking the vacant position that Mae Kratzer left when she went back to Elkhart County.

We talked a lot about text amendments that we are working on. DJ and Bob are well aware of the BZA is hearing a lot of variances for corner lots for fences that exceed the height requirements. We are working on a text amendment that we anticipate bringing to you next month that will address corner lots. So, we will have fewer variances that will be heard by the BZA.

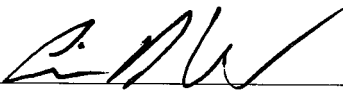
3. Minutes:

No minutes to approve.

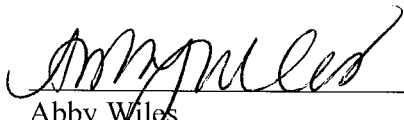
4. Adjournment:

(Audio position: 0:04:36.3)

Upon a motion by Elizabeth McCombs, being seconded by Dr. Jerry Thacker and unanimously carried 7-0, the Area Plan Commission meeting was adjourned at 3:35 p.m.



Adam DeVon,
President of the Commission



Abby Wiles,
Secretary of the Commission