

Boone County Area Plan Commission (APC)

Minutes of the August 6, 2025, Meeting

The Boone County Area Plan Commission met in regular session at 7:00 PM on Wednesday, August 6, 2025, in the Connie Lamar Meeting Room located on the main floor of the Boone County Annex Building at 116 W. Washington Street, Room 105, Lebanon, IN 46052 with the following personnel in attendance:

Members Attending: Matt Johnson, John Merson, Carol Cunningham, Dustin Plunkett, Commissioner Donnie Lawson, Tad Braner and Jay Schaumberg

Members Absent: None

Staff Attending: Deborah Luzier (Area Plan Director) and Bob Clutter (Attorney for the Boone County BZA and APC)

[YouTube Link to Meeting](#)

DETERMINATION OF QUORUM AND PLEDGE OF ALLEGIANCE

John Merson opened the meeting at 7:00pm by leading the Pledge of Allegiance. Introductions followed.

Determination of Quorum: 7 of 7 members present.

Approval of the Agenda:
None at this time.

APPROVAL OF MINUTES FOR:

Approval of Minutes for May 7, 2025:

Tad Braner made a motion to continue the minutes from May 7, 2025, meeting. Dustin Plunkett seconded the motion. Motion carried 7-0.

Approval of Minutes for May 21, 2025 (Special Meeting):

Tad Braner made a motion to continue the minutes from May 21, 2025, special meeting. Dustin Plunkett seconded the motion. Motion carried 7-0.

Approval of Minutes for July 2, 2025:

Tad Braner made a motion to continue the minutes from July 2, 2025, meeting. Dustin Plunkett seconded the motion. Motion carried 7-0.

IN THE MATTER OF OLD BUSINESS

1. 25MA-16-064 Gopinath Janarthanan/Attorney Michael Andreoli; Zone Map Change

Deborah Luzier read the staff report.

Attorney Michael Andreoli came forward on behalf of this petition.

Public Comments:

Several audience members came forward to provide public comments and concerns.

Tom Roark had concerns about noise, property values decreasing residential properties that are already there and there is a property to the south that is zoned commercial and there is poor drainage in the area. Jerry Marsh provided a handout. Tom Simmons, the residential builder from Zionsville, stated there is no drainage outlet for this site without crossing the property to the West and that property floods. Matthew Kelly is a resident to the West of the site and stated the area has poor drainage, lots of vegetation, animal habitats and this is not an appropriate area for commercial use. Dustin Hanson, a resident that resides two properties to the North stated the area floods and provided pictures of his property flooding. He also mentioned US 421 needs a better ditch for drainage, lots of noise, traffic, vandals, trash and would have a negative impact on the surrounding residential uses. Angel Dague a resident who lives off 400 South, stated the area is not appropriate for commercial use and has concerns about the types of use that would go in, as well as the effect on the existing wells and traffic. Christian Dickerson a resident who lives on State Road 47 stated that the development would not add value to the area and that this is too far from Zionsville to make sense. There is already enough noise and traffic and that residential use is more appropriate on this lot.

Motion:

Jay Schaumburg made a motion to send project 25MA-16-064 to the Commissioners with an unfavorable recommendation, but also including the 3 items the Director included in her recommendation. 1. TAC comments shall be addressed at the appropriate times (Development Plan review, Building Permit review, etc. 2. The voluntary commitments shall be adhered to. 3. If a building permit is not obtained within one year of a positive decision to be rezone by the Boone County Commissioners, the zoning shall automatically revert to Agriculture (AG). Those 3 items are not included in any way in any way an endorsement or approval of the project, if the Commissioners were to decide to rule against the decision of the APC board and that those will be binding.

Tad Braner seconded the motion. Motion carried 7-0.

IN THE MATTER OF NEW BUSINESS

None at this time.

VIOLATION REPORT

None at this time.

ADMINISTRATIVE MATTERS

1. Draft Zoning Ordinance Amendments – Discussion:

Deborah Luzier started off by stating there are several issues that have been brought up regarding possible Amendments to the Zoning Ordinance and she put a draft together of her interpretation of what she's heard from individuals and some proposed language changes to:

1. Establishing Single-Family Residential Use in the Agriculture (AG) District:
 - a. The standards and review process for establishing a single-family residence in the AG district work well. The following language/amendments would still follow the current process but would not require a Special Exception and public hearing before the BZA.
2. Accessory Dwelling Units:
 - a. The current Ordinance does not have any provisions or procedures for accessory dwelling units and changing some of the language could allow them provided certain standards are met.
3. Planned Unit Developments:
 - a. The current PUD standards can be made clearer and more efficient by updating the definition and the procedures.
4. Flag Lots:
 - a. The BZA has asked for requirements that would prohibit the creation/development of flag lots because of concerns about access, emergency services, and overall character of residential development in the rural areas of the county.
5. ADVANCE Tiny Homes:
 - a. The Town of Advance would like to allow tiny homes by right in the residential districts.

2. Draft Fee Schedule Amendments – Discussion:

Deborah Luzier mentioned she would like to make a couple of changes after a couple of other things have come up. We've had a few other communities in the County that are interested in using our services. Several of the board members had questions/concerns regarding this due to the small staff, we have now in office. Then it was mentioned possibly bringing in someone part-time, but then was mentioned to start looking into bringing in a full-time director.

Then the 2026 budget was discussed regarding the line item for the Comprehensive

plan/Ordinance Update and how that was pricing was configured. Deborah Luzier responded she asked for a separate line item, but the Auditor's Office said that it would make it easier to just combine the two into one line item.

Deborah Luzier asked the board if they wanted her to add funds for a Planner position. Dustin Plunkett responded that it would be tight and not that easy, but he foresees 2027 and on is when it's going to be the toughest.

3. Director's Announcements – Discussion:

Deborah Luzier mentioned that Thorntown and Ulen have already come forward wanting help with building inspections and possibly site plan reviews for permits and Jamestown. She also mentioned that she's not in the office everyday and Kerby is out most of the time, that possibly offices could fill office time when needed.

Carol Cunningham replied that we tried to do it before, especially during COVID, but it's not fair to her office or staff to do that again and that there are answers to questions that needs to come from staff and no other offices. She also stated that her opinion is that Thorntown should hire their own inspector. Attorney Bob Clutter replied that it is just to be on a short-term basis. John Merson asked what do they do now? Deborah Luzier replied that they are not busy enough to keep somebody on staff full-time and if they contract those services out, most of those inspectors are out of Indianapolis and then they pay the contractor to get to Thorntown, provide the services and time back. By that time, they are spending thousands of dollars. The big issue that was asked was about the liability for the County for Kerby doing their inspections and him having the time and capacity as well as the fees. John Merson asked Deborah if she could work with Kerby to come up with a proposed budget of what this might look like in terms of revenue and time.

ADJOURNMENT

With no further business, John Merson made a motion to adjourn at 9:27pm. Tad Braner seconded the motion. Motion carried 7-0.

