

# **Boone County Area Plan Commission (APC)**

## **Minutes of the May 21, 2025, Special Meeting**

The Boone County Area Plan Commission met in regular session at 7:00 PM on Wednesday, May 21, 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:** John Merson, Carol Cunningham, Dustin Plunkett, Commissioner Donnie Lawson, Tad Braner, Matt Johnson and Jay Schaumberg

**Members Absent:** None

**Staff Attending:** Deborah Luzier (Area Plan Director), Ashley Elliott (Administrative Assistant) and Bob Clutter (Attorney for the Boone County BZA and APC)

[YouTube Link to Meeting](#)

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### **DETERMINATION OF QUORUM AND PLEDGE OF ALLEGIANCE**

John Merson opened the meeting at 7:02pm by leading the Pledge of Allegiance. Introductions followed.

**Determination of Quorum:** 7 of 7 Board Members present.

**Approval of the Agenda:**

None at this time.

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### **IN THE MATTER OF OLD BUSINESS**

#### **1. 25WA-23-044 MCI Development/Gregg Farms; Zone Map Change from Agriculture (AG) and Major Thoroughfare Overlay District to PUD for the 47 Commons**

**\*\* Additional Petition Materials:**

- A. PUD District Ordinance – Clean Version
- B. PUD Summary of Changes
- C. PUD District Ordinance – Redline
- D. PUD Voluntary Commitments

Deborah Luzier read the staff report.

Jake Merritt, Tom Merritt and Attorney Kent Frandsen came forward on behalf of this petition.

**Public Comments:**

A couple of audience members came forward to provide public comments and concerns about water, septic systems, wells and aquifer systems, utilities, jobs, buffers, architectural requirements and traffic: Tom Merritt, Jake Merritt, Tom Ward, Hilda Owbaltz, Tom Jacobs and Garry Warren.

**Motion:**

Attorney Bob Clutter stated that whatever motion you make that you incorporate all the changes to the PUD Ordinance in final form and the Voluntary Commitments that Attorney Kent Frandsen put together as revised and the traffic study.

Dustin Plunkett made a motion to the Boone County Commissioners with a favorable recommendation. Matt Johnson seconded the motion. Motion carried 7-0.

John Merson then asked if there was any further discussion from the board and Carol Cunningham asked if the motion could be amended to reflect what Attorney Bob Clutter talked about, that the storage units got striked, the Highway Traffic study and the written commitments. Attorney Bob Clutter then asked the board if they would take that amendment to the motion. Dustin Plunkett made a motion with the amendments added. Matt Johnson seconded the motion. John Merson then asked that all in favor of sending this petition to the Boone County Commissioners with a favorable recommendation with the additions to the amended motions. Motion carried 7-0.

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**ADJOURNMENT**

With no further business, Tad Braner made a motion to adjourn at 8:53pm.  
Dustin Plunkett seconded the motion. Motion carried 7-0.

