

Boone County Area Plan Commission (APC)

Minutes of the October 1, 2025, Meeting

The Boone County Area Plan Commission met in regular session at 7:00 PM on Wednesday, October 1, 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, Commissioner Donnie Lawson, Tad Braner and Jay Schaumberg

Members Absent: Carol Cunningham, Matt Johnson and Dustin Plunkett

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](#)

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: 4 of 7 members present.

Approval of the Agenda:
None at this time.

APPROVAL OF MINUTES FOR:

Approval of Minutes for July 2, 2025:

Tad Braner made a motion to approve the minutes from July 2, 2025, meeting. Commissioner Donnie Lawson seconded the motion. Motion carried 4-0.

Approval of Minutes for September 3, 2025:

Tad Braner made a motion to continue the minutes from September 3, 2025, meeting. Jay Schaumberg seconded the motion. Motion carried 4-0.

CONTINUED PETITION ITEMS

1. **25JE-7M-145 William Riegel/Attorney Michael Andreoli; Minor Residential Subdivision in the Agricultural (AG) District.**

Continued until drainage outlet secured.

2. **25WA-16-143 Irving Materials/Attorney Kent Frandsen; Zone Map Change.**

Continued to address lot frontage and development standards requirements.

IN THE MATTER OF OLD BUSINESS

None at this time.

IN THE MATTER OF NEW BUSINESS

1. **25WO-7M-091 Elizabeth Carpenter: Special Exception and Minor Residential Subdivision in the Agricultural (AG) District.**

Deborah Luzier read the staff report.

No one/representative came forward on behalf of this petition.

Public Comments:

None.

Motion:

Commissioner Donnie Lawson made a motion to approve 25WO-7M-091 with the condition we waive any requirement to this case. Jay Schaumberg seconded the motion. Motion carried 4-0.

2. **25WA-25-171 MCI Development, LLC: Amendment to the 47 Commons PUD to add 20 acres to the project area.**

Deborah Luzier read the staff report.

Board Member Jay Schaumberg wanted to ask for clarification. Did not the amended PUD have some language as to the proximity of an interchange of a highway interchange.

Attorney Bob Clutter stated he believes that language had been taken out once the Commissioners approved it before its final adoption. Jay Schaumberg then asked for any future PUD's do not have a requirement for city, sewer, water, utilities or size. Deborah Luzier then responded that you can always make that part of a condition.

Jake Merritt came forward on behalf of this petition.

Public Comments:

None.

Member Comments:

Board member Jay Schaumberg is glad that the 2 parties got together and worked out something for everybody.

President John Merson asked Deborah Luzier if the motion would include your recommendation on number 2. Deborah Luzier responded that it is up to the board.

Motion:

Commissioner Donnie Lawson made a motion to approve 25WA-25-171 with the TAC comments addressed at the appropriate time. Tad Braner seconded the motion. Motion carried 4-0.

VIOLATION REPORT

None at this time.

ADMINISTRATIVE MATTERS**1. Policy for refunding application fees when an adopted Ordinance Amendment negates the need for a petition.**

Deborah Luzier spoke on proposed amendments to the Ordinance going in front of the Commissioners Meeting Monday October 6, 2025, and if those amendments do go through there will be quite a few BZA petitions that won't go forward. So, the question is should we refund the fees, all the fees or part of the fees.

Motion:

Tad Braner made a motion to approve giving back 50% of the money. Commissioner Donnie Lawson seconded the motion. Motion carried 4-0.

2. Options for Staffing per proposed Budget.

President John Merson mentioned that the County Council did not budget fund the planning line item for 2026, but the budget has not been finalized. They did increase maximum for the Executive Director to a salary of \$130,000. Deborah Luzier mentioned she provided Human Resources with a couple of planning sources for posting the ads.

3. Continued discussion of Inter-local agreement for providing planning and/or building inspection services to municipalities in Boone County.

President John Merson asked Deborah Luzier if she had new information and she responded not officially.

Tad Braner asked on getting updates for HWC in advance in case, we had questions or thoughts? Deborah Luzier responded that they sent them on the first of the month and today is the first day of the month. President John Merson said he thought it would be nice if HWC shared their updates to the APC and that Adam could be sharing the information with everyone on the board, instead of going through you.

Tad Braner commented he thought it would be nice for them to physically attend a APC Meeting.

ADJOURNMENT

With no further business, Commissioner Donnie Lawson made a motion to adjourn at 7:41pm. Jay Schaumberg seconded the motion. Motion carried 4-0.

DRAFT