

**MINUTES**  
**REGULAR MEETING OF PLAN COMMISSION**

**May 4, 2022 at 5:30 p.m.**

Held at the Jefferson County Surveyor's Office, 315 Jefferson St.,  
Annex Bldg., Madison, IN 47250

MEMBERS PRESENT: WARREN AUXIER, President, MIKE PITTMAN, LISA HAMMOCK, JENNY BEVERLY, RAY BLACK, DAVID BRAMER, and GENE RIEDEL

STAFF PRESENT: LYNETTE ANDERSON, Secretary, JOSH CLINE, Enforcement Officer, and PAT MAGRATH, Attorney

GUESTS: BRIAN and KRISTI AMICK, MICHAEL PRATHER, and BOB DEMAREE

President Warren Auxier called the meeting to order. A quorum was present with Britt Copeland and David Ferguson absent. Ray Black made a motion to approve regular and executive meeting minutes of April 5, 2022. Mike Pittman seconded the motion. Motion passed unanimously. There were no communications.

**Current business as follows:**

- **Violations-** Guests in attendance voiced concern of the properties in Deputy, both the Townsend property and Gullion property, as well as a house to the west of the Gullion property. **1. Charles Townsend**, 14108 W Main Street, Deputy, Indiana. Mr. Townsend did not attend the meeting. Josh Cline told the board property taxes have not been paid for two installments. When three installments are not paid, the property goes to tax sale. Warren Auxier mentioned it might be quicker to have the property go through tax sale rather than the PC take action going through the court process. The Amicks and Mr. Prather both said the house is hazardous and unsafe. Josh Cline agreed it is unsafe. They are concerned children or someone will get hurt. After more discussion, it was decided the PC will take action with the court to get the property cleaned up/demolished. Ray Black made the motion. Lisa Hammock seconded the motion. Motion passed unanimously. Pat Magrath said he will get it on file. **2. William & Sandra Gullion**, 1400+ Walnut Street, Deputy, Indiana. The Gullions did not attend the meeting. Josh Cline said he is not getting any responses/communication from the land owners. Josh said looks like the lean-to has been torn off, a building is gone, but trash is all over the yard and grass is over grown. **3. Terry Hall**, 7569 W Jones Road, Lexington, Indiana. At last month's meeting, Mr. Hall was given 90 days to clean up property with monthly checks. Josh Cline talked with Mr. Hall last week. He said he has taken off a few cars, but Josh said it appears he has brought some cars back on the property. Josh Cline also said Mr. Hall has loaded some junk up on a few trailers; Mr. Hall still has time to meet the 90 day deadline. **4. Pamela Roark**, demolition is complete. Josh Cline asked the crew to sow seed down at the site.

**New Business as follows:**

- **Revising zoning ordinances:** The PC wants to create/pass ordinances for solar and wind first before the remaining ordinances are revised. Before tonight’s meeting, all the board members were given copies of the draft from the April 11<sup>th</sup> Technical Committee meeting. Pat Magrath told the board both the solar & wind drafts reflect the change in state codes as the drafts reference the state codes. The industry has obtained state codes to protect their ability to expand throughout the county and we as a county are limited as far as what we can do with enforcement beyond what the state code allows (we can’t be more restrictive than what the IN Code allows). Concerns were mentioned of using good, prime farm land for solar & wind utilities. Gene Riedel said it would be different if they would use unproductive land; he knows the hard work and effort it takes over the years/generations to make productive agricultural land. The members reviewed the drafts and after having a lot of good discussion will bring the suggested changes/edits and questions to the next Technical Committee meeting which will be May 9, 2022 at 5pm at the Surveyor’s Office. All members of the Plan Commission are welcome to attend the Technical Committee meeting.
- **New meeting time:** There was discussion on changing the PC meeting time from 5:30 P.M. to 6:00 P.M. There are several times the BZA runs past 5:30 P.M. which makes the PC begin their meeting much later. It was suggested the PC could begin their meetings at 5:30 P.M. or 6:00 P.M. depending on the BZA agenda; however, this could cause some confusion so it was decided not to switch back and forth. The PC also told Lynette Anderson she doesn’t have to put a Notice of Publication in the newspaper each month for the PC meetings unless there is a public hearing on the agenda. This will save a little money. The only requirement, outside a public hearing, is to post the agenda 48 hours before the meeting date. After some discussion, it was decided to leave the PC meeting time at 5:30 P.M.

**Other business/misc items not on agenda as follows:**

- Misc: Lewis Handlon violation is now in default. May 25<sup>th</sup> hearing on Chapo.
- **Next Meeting: Tuesday, June 7, 2022 at 5:30 P.M., at the Jefferson County Surveyor’s Office, 315 Jefferson St., Annex Bldg., Madison, IN.**

President Warren Auxier asked if there is anything else that needs to be mentioned or discussed. There was nothing further. Ray Black moved for a motion to adjourn the meeting. Lisa Hammock seconded the motion. Motion passed unanimously. The meeting was adjourned.

Minutes prepared:

BY: Lynette Anderson  
Lynette Anderson, Secretary

APPROVED THIS 7 DAY OF June, 2022.

JEFFERSON COUNTY PLAN COMMISSION

BY: Warren A. Auxier  
WARREN A. AUXIER, President