

The Thorntown Plan Commission met in a regular meeting on April 14, 2025, at 6:00 PM at the Thorntown Town Hall.

Members in attendance were as follows:

- Don Gray, President – Citizen Member.
- Ben Truitt – Town Employee.
- Erick Smith – Citizen Member.
- Gene Doctor – Citizen Member.

Others in attendance: Marcellus Johnson, Planning Administrator. Deborah Luzier, Code Crafters.

President Gray calls the meeting to order at 6:10 PM.

## **OPENING CEREMONIES**

President Gray leads the Plan Commission in the Pledge of Allegiance.

## **DETERMINATION OF QUORUM**

President Gray states that four members are present and declares a quorum.

## **ADOPTION OF MINUTES**

Motion by Mr. Smith, second by Mr. Truitt, to adopt the minutes from the meetings on February 10, 2025 and March 10, 2025

AYES: Erick Smith, Ben Truitt, Don Gray, Gene Doctor. NAYS: Zero. ABSTAIN: Zero. Motion carries 4, 0, 0.

## **AGENDA CONSIDERATIONS**

Mr. Smith asks Mr. Truitt if a question that touched on the code he had had was answered. Mr. Truitt said it had been, so there was no need to raise it here.

## **COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA**

There are none.

## **NEW BUSINESS**

### **Item #1 Possible New Member**

Mr. Gray says that there is a Mr. Humphreys who is interested in filling the remaining seat on the APC. He explains that Mr. Humphreys does not live in the Town, but he does work for the Thorntown Utilities Board and so would be an additional Town Employee member. Mr. Gray says that he will check with Town Attorney Amy Nooning to make sure that this would be allowed.

## **OLD BUSINESS**

### **Item #2 Fence Ordinance**

Mr. Smith and Mr. Johnson discover that there is some kind of technical error or glitch as Mr. Smith did send the fence ordinance exhibit but Mr. Johnson did not receive it. They will investigate where the breakdown is happening in advance of work on the ordinance rewrite.

## **OTHER BUSINESS**

### **Item #3 Ordinance Rewrite Update**

Mrs. Luzier introduces herself as having been hired by ms consultants, inc. to assist in rewriting Thorntown's development ordinances. Mr. Johnson and Mrs. Luzier explain that they are looking to start the process in May, and that Mrs. Luzier will write a full draft of the ordinance, will present it to the APC for their feedback, and then incorporate that feedback. At this point, the draft would be in a state that could be presented to the public for their comment.

Mr. Doctor asks what the timeline would be, and Mrs. Luzier says that because she is not writing an ordinance from scratch and will be producing a full draft for the APC to review and consider all at once instead of chapter by chapter, it would be a shorter process and the full draft could be delivered by the end of the year.

Mr. Smith and Mr. Doctor each ask if the rewrite would include a new fence ordinance and sign ordinance, both of which the Town lacks and has need of. Mrs. Luzier assures them that it would include those sections.

Mr. Gray brings up that the minimum floor area requirement for residential zoning does not allow for the construction of tiny homes, which are an area of interest for some APC members and members of the public. Mrs. Luzier then adds that she will be including regulations on accessory dwelling units in her draft.

## **ANNOUNCEMENTS**

There are none.

## **ADJOURNMENT**

Mr. Gray makes a motion to adjourn. Meeting adjourned at 6:38 PM.

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Donald Gray

President

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Marcellus Johnson

Secretary