

The Thorntown Plan Commission met in a regular meeting on May 12, 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.
- Nancy Durkin – Citizen Member.
- Dalton Humphreys – Town Employee.
- Frank Clark – Town Employee.

Others in attendance: Marcellus Johnson, Planning Administrator.

President Gray calls the meeting to order at 6:01 PM.

OPENING CEREMONIES

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

DETERMINATION OF QUORUM

President Gray states that with the addition of Mr. Humphreys six members are present and declares a quorum. Mr. Clark arrives at 6:21.

ADOPTION OF MINUTES

Motion by Mr. Smith, second by Mr. Truitt, to adopt the minutes from the meeting on April 14, 2025

AYES: Erick Smith, Ben Truitt, Don Gray, Gene Doctor, Nancy Durkin, Dalton Humphreys. NAYS: Zero.

ABSTAIN: Zero. Motion carries 6, 0, 0.

AGENDA CONSIDERATIONS

President Gray says that a business owner in the Town has called seeking to have an item put on the agenda. President Gray takes the call on speaker phone and lets the caller know that President Gray will tell him when it is time for him to speak.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

There are none.

NEW BUSINESS

Item #1a Request to Vacate an Alley

President Gray inserts the new agenda item ahead of Item #1, as the two are related, and calls it "Item #1a." The caller, the owner and operator of the trailer park at 552 W Bow Street, describes his request as follows:

He bought the property, consisting of Lots 3 and 4 and part of Lot 2 of Cox's Addition to Thorntown subdivision, in November of 2024 and learned that there is dedication for an alley that divides Lot 3 from the portion of Lot 2 that he owns (both of these portions are Tract 455, State ID: 06-13-35-000-011.017-015). He requested information on this from Boone County and learned that it is a ROW dedication for an alley that was never improved. He comes before the Plan Commission to request that the alley be vacated.

Motion by President Gray, second by VP Doctor to make favorable recommendation to Town Council for vacation of alley.

President Gray asks if there are any points of discussion on the motion before they vote. Mr. Smith says that he wants to make sure they do their due diligence in investigating the dedication to make sure that it isn't actually some kind of utility easement. Mr. Truitt states that there are no overhead or above ground utilities that he can recall seeing on previous property inspections. President Gray asks if it is possible to provide a conditional recommendation so that the process can get started as the Town does its due diligence. Mr. Johnson says that it is possible, and Mr. Smith adds that it would be better not to confuse things that way. Mr. Johnson agrees.

Motion rescinded by President Gray. VP Doctor rescinds his second.

President Gray says that the caller is welcome to raise the issue directly with Town Council in the meantime. Mr. Smith and Mrs. Durkin advise the caller to bring all the documentation he has about the location of electrical, sewer, water, and other utilities marked up on an image of the location of the alley and a cover letter describing the exact nature of his request. The caller is satisfied with this advice and President Gray brings discussion on the matter to a close by ending the call.

Item #1b Meeting with Giving Tree Ventures Debrief

Mr. Johnson reports the following:

On Tuesday, April 15, Mr. Johnson and President Gray met with Tim Silver of Giving Tree Ventures to hear his pitch for potential development projects in Thorntown. Mr. Truitt and Koren Gray, Clerk-Treasurer, were present for parts of the meeting as well. Mr. Silver presented general information about his company, Giving Tree Ventures, which is a development and management company specializing in low-income and workforce housing. Giving Tree Ventures can deliver standard-size housing products at lower cost thanks to modular construction: stick-built components, such as walls, are assembled off-site and delivered to the homesite during construction for final assembly. They also develop and manage trailer parks and campgrounds, and in particular focus on rehabilitating distressed trailer parks and campgrounds.

Mr. Silver stressed that Giving Tree Ventures seeks to be in partnership with the communities it builds and develops in. He presented one idea for such a partnership: a trailer park to provide housing for construction workers and future workers at the Lilly plant in Lebanon. At the end of this temporary housing window, Giving Tree Ventures could convert the trailer park into a permanent housing development or turn the land over to the Town for the Town to hold, sell, or develop according to need. Mr. Silver wants to respond to the Town's current needs and keep his development responsive to the Town's needs as they change.

Mr. Humphreys and VP Doctor ask about what location(s) Mr. Silver had in mind and if he was asking the Town to help find and acquire property for such a development. Mr. Johnson says the discussion was focused on the trailer park on the south side of town operated by The Poodle Boys LLC and the undeveloped Country Aire Subdivision on unimproved Lincoln Street.

Mr. Smith asks if there's any action needed from the Plan Commission at this time besides "sitting on this" and thinking over what kind of development they would like to see. Mr. Johnson replies that there is no action that needs to be taken at this time.

VP Doctor mentions that at a recent meeting, leadership at the Lilly site on SR 47 reported that there were over 1000 badge swipes at that facility. Mr. Clark says that he had heard that Lilly is planning on there being 5000 employees there in the next 5-10 years. He also shares that he has talked to people who work at the facility who drive upwards of 90 minutes to get to work each day. Many of the Commissioners agree that if new housing is built in Thorntown, people will buy it.

OLD BUSINESS

There are none.

OTHER BUSINESS


There are none.

ANNOUNCEMENTS

There are none.

ADJOURNMENT

Mr. Gray makes a motion to adjourn. Meeting adjourned at 6:57 PM.



Donald Gray President



Marcellus Johnson Secretary