

The Thorntown Plan Commission met in a regular meeting on June 9, 2025, at 6:00 PM at the Thorntown Town Hall. Due to technical issues, the meeting could not be livestreamed.

Members in attendance were as follows:

- Ben Truitt – Town Employee.
- Erick Smith – Citizen Member.
- Vice President Gene Doctor – Citizen Member.
- Dalton Humphreys – Town Employee.
- Frank Clark – Town Employee.

Others in attendance: Marcellus Johnson, Planning Administrator.

VP Doctor calls the meeting to order at 6:04 PM.

OPENING CEREMONIES

VP Doctor leads the Plan Commission in the Pledge of Allegiance.

DETERMINATION OF QUORUM

VP Doctor declares a quorum.

ADOPTION OF MINUTES

Motion by Mr. Smith, second by Mr. Truitt, to adopt the minutes from the meeting on May 12, 2025

AYES: Erick Smith, Ben Truitt, Gene Doctor, Dalton Humphreys, Frank Clark. NAYS: Zero. ABSTAIN: Zero. Motion carries 5, 0, 0.

AGENDA CONSIDERATIONS

There are none.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

VP Doctor opens the floor to comments from the public.

Garrett Kelly of 8128 W SR 47 is interested in having his property annexed into the Town of Thorntown and zoned so that he can develop a portion of the property as a self-storage facility. Mr. Kelly says that he is already on town utilities. He wants to know what the process is for annexation.

Mr. Johnson introduces himself to Mr. Kelly and gives Mr. Kelly his card. Mr. Johnson tells Mr. Kelly to email him so that Mr. Johnson can follow up with him about this question after looking into what the Town's ordinance says about annexation.

VP Doctor asks if Mr. Kelly has started designing his proposal.

Mr. Kelly explains that he plans to build either 40' x 200' or 30' x 200' buildings with 60 storage units of various sizes each. He will add the buildings one at a time as demand increases up to 3 buildings. He says he has not hired a surveyor or measured out the property himself, but has

gathered an estimate from measuring on Google Earth and believes he has enough space. Mr. Kelly says that when he spoke to Boone County's planning department, they did not seem interested, which is why he's seeking annexation into Thorntown.

Mr. Humphreys asks if Mr. Kelly is on the Town's sewerage.

Mr. Kelly says that his house uses a septic tank and is not on public sewerage. He asks if the whole property would need to be annexed.

Mr. Johnson says that he will need to check the Town's ordinance to be able to give a firm answer on subdividing the property and what other zoning processes may occur before, during, or only after annexing the property into the Town.

VP Doctor asks what Mr. Kelly's development timeline is.

Mr. Kelly says that he does not have a firm timeline and that it depends on Arbor Homes' timeline as he anticipates that people moving into Westfall Place will have storage needs.

Mr. Truitt says that when he spoke with Arbor Homes representatives the previous week, they mentioned starting construction of the houses in November and that they anticipated as many as 20 houses to go up in the first week. The pace of Westfall Place's development is dependent on how quickly homesites sell, but there are 61 houses planned for Phase 1 and some 160 total.

VP Doctor says that storage facilities are generally "just a frame, a shell" and therefore won't be expected to have very many restrooms, which means that the impact on public utilities will be smaller than the building sizes might suggest.

Mr. Kelly mentions that he does not have plans to have conditioned storage units in the first building, but if there is demand for climate-controlled storage space, the second and/or third buildings may include conditioned units. He also says that he plans to pre-sell the units with a goal of having half of the units pre-sold before the facility opens.

VP Doctor asks if he has contractors already lined up.

Mr. Kelly says that the buildings will be made of prefabricated metal and he already has quotes from manufacturers. He also mentions that he has a contractor for any grading or site work that may be necessary.

Mr. Johnson asks Mr. Kelly to put everything he's just presented to the APC in an email to Mr. Johnson so that he can determine what options Mr. Kelly has for how to proceed. Mr. Johnson says that however the process works, it will be Town Council that will ultimately decide whether to accept or reject the annexation.

Mr. Smith explains further that the APC provides recommendations to Town Council on how to proceed on such matters.

VP Doctor encourages Mr. Kelly to go to a Town Council meeting as well, and Mr. Humphreys tells him that the next one is the following Monday (June 16) at 7:00 PM.

VP Doctor asks Mr. Johnson if Arbor Homes would have any input on this matter.

Mr. Johnson explains that as Westfall Place is across the street from Mr. Kelly's property, Arbor Homes would be an Interested Party that would receive specific notice for any public hearings and that they may send representatives to remonstrate Mr. Kelly's proposal.

VP Doctor asks Mr. Kelly where he intends to build the driveway for the storage units.

Mr. Kelly says that he plans on building the driveway off the side street (CR 825 W) so as not to impact SR 47.

VP Doctor asks Mr. Johnson if there is the need for a motion or a vote on anything. Mr. Johnson answers that there is no need to vote on anything.

VP Doctor closes the floor to comments from the public.

NEW BUSINESS

There are none.

OLD BUSINESS

Item #1 Alley Vacation Petition

Mr. Johnson provides an update on this petition. He tells the APC that he has met with Dylan Vo to explain the new application packet and process to him, and that Mr. Vo has mailed the application packet to Mr. Johnson. As soon as Mr. Johnson receives the packet, he will notify Mr. Vo. Mr. Johnson also states that this matter goes before Town Council with no requirement for input from the APC.

OTHER BUSINESS

Item #2 Sliding Glass Door Question

VP Doctor asks if there is any other business, and Mr. Clark brings up an email he received from Arbor Homes. Mr. Clark says that he has forwarded the email to Mr. Smith and Mr. Johnson as well. Arbor Homes wants to know if sliding glass doors installed on the rear façade of houses in Westfall Place count as a window. The Westfall Place PUD Ordinance requires 2 windows on the both the front and rear facades and 8 windows total on all facades.

Mr. Smith looks in the IBC codebook to see if there is a definition in there of door or window that would help clarify this question. He could not find such a definition.

Mr. Johnson explains that typically codes do not define commonly understood terms like door and window, so it is unlikely that IBC or Town of Thorntown code would contain a clarifying definition. He states further that generally in situations like this the APC and its staff (the Administrator) have the discretion to interpret the code, and that such interpretations could be appealed to the relevant authority, such as the Town Council. Mr. Johnson says he will look at what the code says and respond to Arbor Homes.

Item #3 Building Permit Application Update

Mr. Truitt states that the building permit application currently does not have a space for applicants to identify that the permit is for new construction and requests that Mr. Johnson update the form to fix this. Mr. Johnson says he will update the form.

ANNOUNCEMENTS

Mr. Humphreys asks about how the ordinance update is proceeding and when the finished draft could be expected.

Mr. Johnson says that ms consultants has been delayed in sending a contract to Deb Luzier to hire her to start drafting the code. He says he took a look at the draft of the contract earlier in the day and provided comments. Mr. Johnson says he does not know if Mrs. Luzier has seen the contract yet or if it had been sent to her between the time he saw it and the time of the meeting, but he says that he expects she will receive it sometime this week and will be able to start working after that. Mr. Johnson explains that the current timeline anticipates completion on or before December 1, which is still in line with the "end of the year" expectation expressed at an earlier meeting.

ADJOURNMENT

Mr. Truitt makes a motion to adjourn. Mr. Humphreys seconds. Meeting adjourned at 6:38 PM.


Donald Gray President


Marcellus Johnson Secretary