

The Thorntown Plan Commission met in a regular meeting on September 8, 2025, at 6:00 PM at the Thorntown Town Hall.

Members in attendance were as follows:

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

Others in attendance: Marcellus Johnson, Planning Administrator.

Vice President Doctor calls the meeting to order at 6:00 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 VP Doctor, to adopt the minutes from the meeting on August 11, 2025

AYES: Erick Smith, Nancy Durkin, 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

Question about Self-Storage Facility

Mr. Tim and Mrs. Shawna Williams want to develop the property at 416 Pearl Street as a self-storage facility. Mr. Williams describes a facility made up of individual Conex containers with roll-up doors that people could rent to store their belongings in. He would like to build right up to the property line to maximize the number of containers that can be placed on the property. Mr. and Mrs. Williams present a plat of the property and a sketch plan of the proposed development to better describe their proposal.

Mr. Johnson pulls up the Thorntown Zoning Map and points out that the property is currently zoned Residential and would need to be rezoned for the Williamses to develop the lot in the way they propose. Mr. Johnson then pulls up the rezone application and information on the town website and describes the process.

Mr. Williams asks about the setback requirements in the business district.

Mr. Johnson explains that the ordinance currently contains no development standards for the business district, so there is no required setback. He adds that both the Plan Commission and the Town Council may add conditions and/or commitments to their decisions to approve the rezoning that may impose setback requirements (or any other development standards) on the property.

Their questions answered, Mrs. Williams takes Mr. Johnson's card, and the two leave.

NEW BUSINESS

Item #1 Board of Zoning Appeals Appointment

Mr. Johnson explains that the Plan Commission must vote to appoint one of its citizen members to the Board of Zoning Appeals. The citizen members are Ms. Durkin, Mr. Smith, VP Doctor, and President Gray, who is absent from the meeting, but had previously expressed a willingness to serve on the BZA.

Motion by Mr. Smith, second by VP Doctor, to nominate Nancy Durkin to the Thorntown Board of Zoning Appeals

AYES: Erick Smith, Gene Doctor, Dalton Humphreys, Frank Clark. NAYS: Zero. ABSTAIN: Nancy Durkin. Motion carries 4, 0, 1.

OLD BUSINESS

There are none.

OTHER BUSINESS

There are none.

ANNOUNCEMENTS

There are none.

ADJOURNMENT

Mr. Smith makes a motion to adjourn. Mr. Humphreys seconds. Meeting adjourned at 6:28 PM.

Donald Gray

President

Marcellus Johnson

Secretary