

The Thorntown Plan Commission met in a special meeting on October 20, 2025, at 6:00 PM at the Thorntown Town Hall.

Members in attendance were as follows:

- President Don Gray – Citizen Member
- Nancy Durkin – Citizen Member
- Erick Smith – Citizen Member
- Frank Clark – Town Employee
- Dalton Humphreys – Town Employee
- VP Gene Doctor – Citizen Member

Others in attendance: Marcellus Johnson, Planning Administrator. Brock Sears, Arbor Homes.

President Gray calls the meeting to order at 6:00 PM.

OPENING CEREMONIES

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

DETERMINATION OF QUORUM

President Gray declares a quorum.

ADOPTION OF MINUTES

Motion by Mr. Smith, second by Mr. Humphreys, to adopt the minutes from the meeting on September 8, 2025

AYES: Don Gray, Erick Smith, Nancy Durkin, Gene Doctor, Dalton Humphreys, Frank Clark. NAYS: Zero. ABSTAIN: Zero. Motion carries 6, 0, 0.

Mr. Johnson presents minutes from the meeting on October 13, 2025, but because there was no quorum at the meeting, there are no official meeting minutes to be adopted.

AGENDA CONSIDERATIONS

There are none.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

There are none.

NEW BUSINESS

There are none.

OLD BUSINESS

Item #1. Application PLAT-02-2024 – Secondary Plat for Westfall Place PUD Section 1

Subject:	Review of the Secondary Plat for phase 1 of Westfall Place PUD. This phase of the project is 22 acres and proposes 70 single-family residential lots.
Location:	Several parcels located southwest of the intersection of SR 47 and Oak Street and some south of SR 47.
Petitioner:	Arbor Homes, Inc. and Innovative Engineering & Consulting, Inc.
Property Owner(s):	Scott A. Schuler, Thorntown Development LLC, and Threlkeld Farms Inc

Mr. Johnson states that the Technical Advisory Committee (TAC) met on Wednesday, October 15, 2025 to review the submitted secondary plat. The plat was approved and cleared for Plan Commission certification pending acceptance of performance bonds.

Mr. Sears presents 9 bonds for the following improvements in the following amounts:

Asphalt paths and common walks	\$202,233.60
Sanitary sewer facilities	\$1,552,090.80
Water facilities	\$962,498.40
Streets (base binder)	\$469,545.60
Streets (surface)	\$110,466.00
Curbs	\$110,361.60
Signs and Monuments	\$4,200.00
Dirt work	\$124,243.20
Landscaping	\$133,636.80

Mr. Smith asks if Mr. Johnson had checked the presented amounts against provided estimates, and Mr. Johnson confirms that he has done so.

President Gray asks if the sidewalks still need to be added. Mr. Sears says they are yet to be completed.

President Gray reads that the value of the improvements so far completed is \$3.497 million and the remaining work to complete is \$262,376. This includes surfacing for the streets, work at the lift station, and installation of the sidewalks.

President Gray asks if Arbor has identified a supplier for the street trees. Mr. Sears answers that Arbor has a landscaping contractor who provides the plantings.

Mr. Humphreys asks if the planned work at the lift station was completed. Mr. Sears responds that everything was completed except for the power for the lift station.

Motion by Mr. Smith, second by Mr. Humphreys, to approve the bonds as presented.

AYES: Don Gray, Erick Smith, Gene Doctor, Dalton Humphreys, Frank Clark, Nancy Durkin. **NAYS:** Zero. **ABSTAIN:** Zero. Motion carries 6, 0, 0.

OTHER BUSINESS

There are none.

ANNOUNCEMENTS

There are none.

ADJOURNMENT

President Gray adjourns the meeting at 6:12 PM.

Donald Gray

President

Marcellus Johnson

Secretary