

The Thorntown Plan Commission met in a regular meeting on February 9, 2026, at 6:00 PM at the Thorntown Town Hall.

Members in attendance were as follows:

- President Don Gray – Citizen Member
- Nancy Durkin – Citizen Member
- Dan Humphreys – Town Employee
- VP Gene Doctor – Citizen Member
- 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 declares a quorum.

ADOPTION OF MINUTES

Motion by VP Doctor, second by Mr. Clark, to adopt the minutes from the meeting on February 2, 2026

AYES: Don Gray, Nancy Durkin, Gene Doctor, Dan 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

There are none.

NEW BUSINESS

There are none.

OLD BUSINESS

Item #1 Plan Commission Discussion: Thorntown Unified Development Ordinance

President Gray gives a summary of last week's public hearing for the benefit of the commissioners who were absent. He then introduces the memos provided by staff.

Mr. Johnson explains the two provided exhibits. One exhibit shows how the existing standards in the Residential unit and the standards proposed in the UDO would affect how some vacant parcels in the

Country Aire Subdivision could be developed. [Note: the illustration provided for the meeting was inaccurately scaled. Though it was illustrative of how lots at or slightly larger than the minimum lot size of 6000 sf may be developed, it was inaccurate for Country Aire, which has lots around 9000 sf.] The second exhibit showed the dwelling unit areas for a sample of residential properties taken from Pearl, Main, West, and Bow Streets to demonstrate that the revised Residential standards would not result in the production of housing that was out of character with what was already present in Thorntown.

President Gray mentions that his main concern with the rear setback is that if there is a rear alley, the garage be setback far enough off the rear property line that a car parked on the driveway does not stick out into the alley. VP Doctor agrees with that.

Mr. Clark asks why we're changing the standard if it doesn't seem to be a problem. Mr. Johnson explains that the trend in planning is towards allowing smaller homes because this saves construction costs, which saves the homebuyer money. At the public hearing, speakers provided an estimate of over \$76,000/home could be saved by lowering the minimum. Mr. Clark says that he thought the proposal was to raise the minimum from 900 to 1200, but now that he understands it to be lowering the minimum, he is on board.

VP Doctor asks what expectations there are for variances if the proposed standard is to remain at 900 sf. Mr. Johnson says that there are a few houses in Town smaller than that, but not very many, and they are unlikely to need variances in the near future. Furthermore, new builds are unlikely to want to go smaller than 900 sf as below that size, you're generally looking at tiny homes and manufactured homes, which have their own standards in a separate zoning district. [The proposed HR district has a minimum dwelling area of 800 sf.]

VP Doctor asks about the square footage of a mobile home near where he lives. The commissioners look at the property records for many different properties around town, looking at the dwelling unit areas.

President Gray reminds the commissioners that the Plan Commission can approve the proposal and the Town Council can make whatever amendments they see fit to include. He switches the discussion to the rear setback, which some at the public hearing had opposed. The commissioners don't voice any objections to the rear setback as proposed.

The commissioners discuss variances and whether townspeople can rely on them for relief if the standard is maintained at 1200 sf. It costs \$300 to apply for a residential variance in Thorntown. It costs \$800 to apply for a residential variance in Boone County (this fee may apply to Thorntown if Thorntown joins the Boone APC).

Mr. Johnson asks if there is any opposition to retaining the proposed 900 sf minimum dwelling area standard. There is none. VP Doctor asks if anyone is opposed to the proposed rear set back of 10 feet for primary structures and 5 feet for accessory structures. There is none. Mr. Johnson asks if there are any other standards anyone wants to revisit. There are none.

Motion by Ms. Durkin, second by Mr. Humphreys, to certify a favorable recommendation to Town Council for the adoption of the UDO and Official Zoning Map as presented.

AYES: Don Gray, Nancy Durkin, Gene Doctor, Dan Humphreys, Frank Clark. **NAYS:** Zero. **ABSTAIN:** Zero. Motion carries 5, 0, 0.

OTHER BUSINESS

There are none.

ANNOUNCEMENTS

There are none.

ADJOURNMENT

As there is no other business, President Gray adjourns the meeting at 6:38 PM.

Donald Gray President

Marcellus Johnson Secretary