

The Thorntown Plan Commission met in a regular meeting on March 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
- Dalton Humphreys – Town Employee (late)
- VP Gene Doctor – Citizen Member
- Erick Smith – Town Employee

Others in attendance: Marcellus Johnson, Planning Administrator. Lantz McElroy, Arbor Homes. Alynda Neubeck, Resident.

President Gray calls the meeting to order at 6:02 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 Ms. Durkin, second by VP Doctor, to adopt the minutes from the meeting on February 9, 2026

AYES: Don Gray, Nancy Durkin, Gene Doctor, Erick Smith. **NAYS:** Zero. **ABSTAIN:** Zero. Motion carries 4, 0, 0.

AGENDA CONSIDERATIONS

There are none.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

President Gray asks Ms. Neubeck if she and her neighbors have discussed annexation into Thorntown any further since they last brought it up and if they were still interested. Ms. Neubeck says that for her and her neighbors the main concern is the potential costs of doing so versus the benefits, particularly with regard to any requirements to connect to municipal utilities. She is clear that she, and likely her neighbors, would not be able to afford the thousands of dollars it would cost to connect to Thorntown water and sewer. Mr. Smith says that he will look into if there are any requirements to be on town utilities.

NEW BUSINESS

Item #1. Public Hearing: FDP-01-2026 Westfall Place 2+3 Detailed Development Plan

President Gray introduces the topic of the public hearing, then asks Mr. Johnson to deliver the staff report.

Mr. Johnson reads through staff's findings: all applicable development and subdivision standards have been met; however, the proposal had not received approval from the Boone County Drainage Board at the time of writing the report, and it was unclear to staff whether there was sufficient water and electrical capacity for 93 more households. Staff's recommendation was to continue the item until the capacity questions could be answered.

Mr. Smith offers answers to these concerns. He explains that Thorntown purchases electrical capacity from the Indiana Municipal Power Agency (IMPA), a not-for-profit wholesale power supply utility, and then distributes the electricity to residents and businesses. Thorntown has already purchased the required capacity to supply electricity to all of Westfall Place. He then explains that the water plant is currently operating above capacity, so Town Council and the Utility Board were already exploring the best way to increase capacity. The Town has decided on building a new plant that will have the necessary capacity and the ability to expand to add additional capacity as Thorntown expands.

Mr. McElroy states that they have responded to and addressed all of the Drainage Board's comments on their plans and expect to be approved at the next meeting on March 23, 2026.

With staff's concerns addressed, Mr. Johnson recommends that the Plan Commission vote to approve FDP-01-2026 with the condition that it receives approval from the Boone County Drainage Board.

President Gray opens the public hearing at 6:23 PM.

Ms. Neubeck comments that she didn't realize until the houses started being constructed in Section 1 that the ground under them was raised. She adds that the construction is proceeding quickly and that she's pleased to see some single-story homes being built as she recalled only seeing two-story homes in the architectural exhibit presented at an earlier stage of the project's approval. She says the single-story houses will add variety to the development and allow more kinds of households (singles or older folks, for example) for whom two-stories may be undesirable.

President Gray asks if there are any other comments. There are none.

President Gray closes the public hearing at 6:28 PM.

Motion by Mr. Smith, second by Ms. Durkin, to grant approval of FDP-01-2026 conditioned on Boone County Drainage Board approval.

AYES: Don Gray, Nancy Durkin, Gene Doctor, Dalton Humphreys, Erick Smith. NAYS: Zero. ABSTAIN: Zero. Motion carries 5, 0, 0.

Mr. McElroy says that he'd like to make Mr. and Mrs. Cole aware that Arbor Homes will be recording a quit claim deed in the next month or so to deed a portion of Common Area "B" to provide for the preservation of trees lining the adjacent portion of the Coles' property.

OLD BUSINESS

There are none.

OTHER BUSINESS

There are none.

ANNOUNCEMENTS

President Gray asks if anyone had been to Robin's Nest [a café across the street from Town Hall in a renovated historic building] yet. VP Doctor says they will be open on-and-off for a few more days, mostly in the morning, before their official grand opening.

Mr. Johnson announces some changes enacted by House Enrolled Act 1001. Chief among these are the requirement for two annual housing reports and a public hearing to be held in the latter half of 2026 in which the UDO will be examined and discussed to find ways to make it easier to build homes in Thorntown.

VP Doctor asks about recent state legislation banning camping on public property. Mr. Johnson explains that many states have adopted similar legislation in the last couple of years. President Gray says that the goal is to push people to get the assistance they need. Mr. Johnson says that the concern in Indiana [and many other states] is that there isn't enough capacity to help all of the people who need it. VP Doctor shares an anecdote about someone who was forced to get addiction help and was able to turn things around.

Mr. Humphreys asks what the status of the UDO, the Thorntown BZA, and the Boone County APC were. Mr. Johnson says that the original plan was for the Town Council to adopt the ordinance joining the County APC after getting the recommendation from the Plan Commission for the UDO. At the same time, REZ-01-2025 had been approved, but Deb Luzier, Amy Nooning, and Mr. Johnson realized that the passage of the new UDO and zoning map would change the zoning district and impose new restrictions on future approvals for that property that would require variances to resolve. The plan then became to pass the UDO, form a BZA that could sit for one meeting to resolve these issues, and then join the County APC. With approval of the UDO dragging, this plan is falling apart. As of now, it is not clear how these threads will resolve.

ADJOURNMENT

As there is no other business, President Gray adjourns the meeting at 6:55 PM.

Donald Gray

President

Marcellus Johnson

Secretary