

Area Planning Commission Agenda

June 17, 2026

Meeting called to order at 7 p.m.

Approval of minutes from April 22, 2026

- Petitioners will have 15 minutes to present their petition. During this time there will be no interruptions or questions. After the presentation, the board may ask questions.
- Anyone wanting to speak for or against will have 3 minutes each, and then the petitioner will have an additional 5 minutes to respond to comments.
- Ask Petitioners if they have sent the notices out certified mail and returned the receipts to the Area Planning office, and received Article IV, Section 7 Conduct of Hearings.

Section 7, Subsection 6 states:

The maximum time period for any meeting shall be Ninety (90) minutes. Therefore, in the event that the meeting has been convened for Ninety (90) minutes, and all business has not been completed, all unfinished business shall be continued to the next regular meeting of the Area Planning Commission, subject to the following: Upon the expiration of the Ninety (90) minute time limit, upon an affirmative vote of a majority of the members present at the meeting, the Board may suspend the rules and extend the meeting beyond the Ninety (90) minute maximum time limit.

APC2026-16-Z

Bob Cook obo Bethany Villages, Inc.

Location: 701 S Oak St, Winchester, IN 47394, Tax Property Key: # 021-00911-00

Request: To rezone the parcel from R-1 (Residential, Medium Density) to R-3 (Residential, High Density)

2026-3-A Article VIII Flood Damage Prevention Ordinance

Presented by: Debra Johnting

Amendments to Article XIX Solar Energy Systems Siting Regulations

Presented by: Solar Committee

2026-2-A, Screening, Notifications, and Hearings

2026-4-A, Caps for each Township

2026-5-A, Caps for the County

2026-6-A, Setbacks for 3rd and 4th Sides

Old Business

New Business

Report of Officers, Committees & Staff

Motion for Adjournment

Board Member	Appointing Authority	Term Beginning	Term Ending
Terry Alfrey	Winchester City Council Member	1/1/2024	12/31/2027
Amy Alka	Resident County Ag. Educator <i>Annual Term</i>	1/1/2026	12/31/2026
Coy Applegate, Vice President	Mayor <i>Winchester-Citizen</i>	1/1/2026	12/31/2029
Jason Brewer	Union City City Council Member	1/1/2024	12/31/2027
Don Calhoun, President	County Commissioners <i>Citizen</i>	1/1/2024	12/31/2027
Will Greer	Small Town Advisory Council Member <i>Annual Term</i>	1/1/2026	12/31/2029
Steve Hernly	Farmland Town Board Member	1/1/2024	12/31/2027
Todd Holaday	County Council Member	1/1/2025	12/31/2028
Jim Hufford	Mayor <i>Union City-Citizen</i>	1/1/2025	12/31/2028
Abby Journey	County Council <i>Citizen</i>	1/1/2023	12/31/2026
Tom Kerns	County Commissioner Member	1/1/2025	12/31/2028
Adrian Moulton	School Superintendent <i>Annual Term</i>	1/1/2026	12/31/2026
John Reece	Lynn Town Board <i>Citizen</i>	1/1/2024	12/31/2027