

APC MINUTES

April 22, 2026

Members present: John Reece, Tom Kerns, Don Calhoun, Coy Applegate, Jim Hufford, Todd Holaday, Abby Journay, Terry Alfrey, Steve Hernly, Adrian Moulton, Jason Brewer

Members absent: Will Greer and Amy Alka

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director and Kristi Halloran, Recording Secretary

Others present: Barbara and Dave Ludington, Jesse Singh, Dianna Monks, Jim Monks, Tom Bean, Stephanie Wood and Deb

President Calhoun: We'll go ahead and call the meeting of the Area Planning Commission to order. Approval of the minutes of March 18 meeting. Everybody got a chance to look at the minutes?

J. Hufford: I make a motion that we accept the minutes as presented.

Vice President Applegate: Second.

President Calhoun: It's been moved and seconded that we approve the minutes as presented. All those in favor say aye.

All: Aye.

President Calhoun: Those opposed no. Motion passes. Tonight the 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 three minutes each and then the petitioner will have an additional five minutes to respond to comments. With that, first on the agenda is APC2026-10-Z, Stephanie Wood. If you want to come up and state your name and your address and tell us what you're wanting to do.

S. Wood: Okay my name is Stephanie Wood. I'm the daughter of Anna Frazee. My mother is 90 years old now and she decided that she wanted to sell the properties that she had down there because she's not doing anything with them. And she sees no need to have them right now. And we were interested in trying to rezone them all three properties of the southeast corner of Jackson Street and Main Street in Farmland. We'd like to rezone the properties number 014-00545-00, 014-00733-00, and 014-00739-00. We'd like to try to get all this changed to C-2 for the process of just selling all three lots to either a resident or like small business or something. A portion of the two lots on Main and Jackson Street are already C-2 now. The east side of those is R-2 and

the lot to the South is in fact is entirely R-2. As I said before my mother, Anna Frazee, she would like to sell these lots at this time. We believe that rezoning to C-2 would be the best way to get buyers interested since the property can be used as either neighborhood family or like commercial or residential. This has been a commercial business before and is across from other businesses. It is also on the fringe of residential and could be used for a building lot or a home. We feel that rezoning and then combining the three lots would be the best way to offer this property for sale that would benefit both my mom and Farmland.

President Calhoun: Anybody from the board have any questions? I know at one time there was a gas station there. Is it where it can you build on now?

S. Wood: Yes, it could be built on now. They had to go through a lot of environmental things to get rid of all that stuff and to get the tanks out and all the soil out that was contaminated. Everything is gone and that's been done since I think 2005 was when it finally ended.

President Calhoun: Is there anybody from the audience that would like to comment? Would you like to come up and state your name and address.

D. Ludington: I'm Dave Ludington. I live at 501 North Main Street. Which is right across the corner of right, across the street from the proposed corner. I live in the second house south of 32 on Main Street. The first slot there is the old gas station. And then I live in the second house. I'm pro-business, very much into business. And I appreciate what she's saying. Just realizing tonight that all three of those have commercial aspirations but are still zoned residential I guess my, I've been involved in this before. I'm a little bit hesitant to agree with what she's wanted to be done unless there is a specific business planned to go in there. We're there across the street. It's just a very busy corner. We have enough trouble getting out of our driveway in the morning just to get into traffic and additional traffic and realize that the access would be primarily off Jackson Street. There is a curb cut there on Main Street. There was a curb cut into the old Shell Station. Which when they redid the sidewalks is still there. It's only about 30, 40, 50 feet off that corner of Main and Jackson. I don't know how any commercial business could operate with just that curb cut. So the curb cut, the access would almost have to come in off Jackson which itself presents a mess in additional traffic on that corner. If there was a specific business in mind wanting to buy those three lots. That's what I think I would be interested in and understanding what the purpose were going to be. But just to turn it from where it is into the open C-2. Opens up a book of about any number of businesses that could go in there. It wouldn't make it fair for the owner. But as the residents both us as other residents here and two other residents couldn't be here but we all have the same concern. That's very busy corner. Access is very difficult. On a particular difficulty with my driveway. But in general I'd rather see the plan or a proposal for the business who wants that three quarter lot to go in, whether it be

multifamily or whatever. I think that's my opposition at this point in time. I think it's fair unless she has a seller that is a buyer that is bringing to do something. Which I think we need to have along with the board a clear picture of what's going to go in. Rather than just a cart Blanche commercial chain. That's my concern.

President Calhoun: Okay, we'll take that into consideration.

D. Ludington: Beg pardon.

President Calhoun: We'll take that into consideration.

D. Ludington: Thank you.

President Calhoun: Is there anybody else that would like to come up and talk for or against?

T. Bean: My name is Tom Bean. I live at 500 North Main which is the only house left on that block that hasn't been torn down. The only problem I can see we would like to know what if you have anything in mind what is going to go in there. We're all residential all the way around it. That's like I said that's just my concern.

President Calhoun: Would you like to become more comments about?

S. Wood: As of right now we've had several different people come and ask us about it about what the zoning is everything but when they find out that they're not zoned the same Then they're like well I don't know if I want to do this or not. I don't want to deal with a rezoning, all this because the like that little corner ones that's the one that's the C-2 I believe already. So we really don't have a particular person that we're wanting to do work with yet but we thought if you know we could get it rezoned we'd have more opportunities to get somebody in there. But we just don't know. Like I said with those other two they didn't want to do it because of the different zonings. That's the main reason we want to get it all one zoning.

President Calhoun: Okay.

T. Kerns: Do you intend to combine the lots of once you get all into one lot? Or you're just getting the zoning the same?

S. Wood: We're just as far as I know we just getting them zoned the same. We just want to sell it all at once all together but not necessarily make it a you know change the lot size and stuff.

President Calhoun: Is there anybody else from the audience that would like to speak? Any other questions from the board? Do we need to vote on each parcel?

J. Welch: Separately.

A. Moulton: So C-2 is, I guess I'm confused on voting. The two of those three lots are R-2, correct?

D. Johnting: Yes.

A. Moulton: What about the one that's already C-2?

D. Johnting: That section right there is R-2 and it goes with this.

A. Moulton: Okay, gotcha thanks.

J. Welch: Do you know the difference? Which one is 10, 11 and 12?

K. Halloran: It's color-coded on your map, but it's hard to see them all.

J. Welch: I see the colors now.

D. Johnting: It's color-coded on your map. The blue up there is 10, the green is 11 and the red is 12. So the blue is mixed. It's C-2 and the little corner down there is R-2. The number 11, part of it is C-2 and the other part is R-2. The bottom is all R-2. Anyway so a portion of 10 is residential that was go to C-2. A portion of 11 is C-2 and the portion is R-2. All of 12 would change. We probably had six calls on this and when they find out they would have to go through a rezoning hearing they're not interested. Everything from a variety store to ...

K. Halloran: Dave would you like a copy? You can have that copy.

D. Ludington: Thank you.

D. Johnting: ... to a corner market. Even residential they still don't want to go through a hearing. They're very scary. They don't want to go through hearing of it just still trying.

J. Welch: Has the seller contacted a realtor and tried to go that route to see if someone could help them through the process.

D. Johnting: Stephanie?

S. Wood: Sorry.

D. Johnting: Has your realtor suggested them helping you go or helping someone go through the process of rezoning?

J. Welch: Do you have a realtor?

S. Wood: I have a realtor I've talked to but we haven't said for sure what's going on yet because we were trying to know. She gave us a choice and says well you can get it rezoned, you can try

to sell it in three different parcels. But you know, Mom's like you know she's 90 years old. She wants us to try and ...

J. Welch: Often times we have someone come in after there's a buyer and it seems more palatable to the board to consider it in a situation like this if the realtor comes in and says we have this person and they're buying it contingent on the zoning change. Not that it would go through automatically but it's usually a little bit smoother process. Just to suggest that if it doesn't go through.

S. Wood: Yeah. Right now she's just on hold because we were talking about trying to do this first. So that we could just sell just one parcel and so instead of just having it divide it up trying to sell three different properties and.

D. Johnting: And the parcels are all in the same name so it's just a signature to combine them all. Doesn't cost any money and it takes about five minutes to combine them. And they could be combined now even being all the different zones.

D. Ludington: If the zoning is...

President Calhoun: You'll have to step up here.

D. Johnting: These mics don't pick up unless you're at the table.

D. Ludington: I'm not interested in throwing a kink in the plan. My issue is just the unknown of what's going in and I appreciate it but I didn't realize those were still partially zoned a mixed zoning. You know the background I've had. I looked at those lots myself to look at them. And I know at least one of the other couple of people that were interested or discouraged about it. But it all goes back to the access to that lot has got to be off Jackson. There is a curb cut down on Main Street. The intent that I and other neighbors in that area have is just what they've proposed or what's going to happen to it that goes to the C-2. That that takes off a little bit of our protection also does protect the C-2 rating for the owner. In the previous experience that I've had, rezoning as usually brought on the table with a specific business is zoning redone for this business. My concern would be I don't want to hurt her deal but as being fair on both sides. I'd rather come back over here and support the business that is planning to go in there be it known to all of us residents in the area. And the setting the street traffic. I don't want to impose any growth. I've been in business for all my life and been a part of the community forever and I'm very much support of anything around Randolph County, especially in Farmland. But that unknown it has myself and other local residents a little bit concerned. If the proposition, if this lady knows the business that would be acceptable. I hate to use that term. I'm not trying to dictate anything but in our regard it's going to be personal. In her regard it's financial and I understand that being going on both sides. But until somebody comes in and says we have a hard

proposition we need those three lots. Then she can come back over and go through this procedure for the specific purpose I would no doubt be a supporter of that. I'm not a supporter of just the ...

J. Welch: You just need to keep in mind that even if it was a specific business, that's only for the first zoning. In five years nobody has any control over what it's going to be. So if somebody says we're going to put this in here and then move that out in five years in most cases anything in C-2 is going to come in there so the specific business is up front isn't necessarily a make or break.

D. Ludington: I understand that, I understand that. But for right now it's a concern, it's a concern for me because I live in. I mean I might not be a live in five years and I don't mean that that detrimentally. For the fact is that corner is a busy corner any retail business any business that combines traffic with business is going to be an issue not only for me but that whole access. Now that's the state comes along and puts a stop and go traffic signal up there which would make that flow different but that's another proposition state looked into when I was talking about. Then they wouldn't do it.

T. Kerns: And you talked about the curb cuts. That would be up to the state too if they decide since it's a state highway and they decided they wanted to gain access and apart through the South on that lot or something away from the.

D. Ludington: That's exactly what they brought up the first. I've been through this with the state couple times and that was the issue that curb cut was there because of Shell. And actually when they put that curb in when they put that sidewalks in they eliminated one curb access. It should have eliminated that one and kept the ones further down the street. But neither one of them actually comply with access off that state highway since they're both state highways. So the only access that is really accessible is off Jackson Street. And you put coming and going traffic, any business on those three lots with more access off Jackson Street. Mark Ingle is not here. He's very much opposed to that. Jackson Street is a mess anyway. That's my only concern. And I think its area I think it's concerns that even if it was rezoned and accepted by the commission tonight any buyer any perspective deal they're still going to have to go through that and I'd rather support that business going through that puts all of these other parameters or address.

T. Kerns: If we do anything tonight it's actually the town of Farmland that will make the final decision.

D. Ludington: Right and I'll be just as vocal there.

President Calhoun: We are just a recommending body.

D. Ludington: Here again I appreciate what the opportunity is. I'd love to see a business right there. But and I no doubt whatever business goes in there has got to comply and because of this compliance there's other need for compliances that may not put the value of that property at the perceived value it is so that's my concern. Thank you for your time.

President Calhoun: Is there any other questions or comments? I'd entertain a motion for APC-2026-10-Z. Which would be the first one on our agenda. Which is ... it would be the blue one. We haven't had a motion yet. Does anybody want to make a motion? However he wants to make a motion. Whether it's a favorable or unfavorable motion.

J. Hufford: I'll make a motion for a favorable roll call vote.

T. Kerns: Second.

President Calhoun: It would be a favorable recommendation for the first one. Does everyone understand where number 10 is at?

K. Halloran: It's the northwest corner.

President Calhoun: I'll call for a roll call vote.

K. Halloran: Okay, this is for favorable. Jason Brewer, yes. Coy Applegate, yes. Terry Alfrey, no. Amy Alka is absent. Adrian Moulton, no. Will Greer is absent. Steve Hernly, no. John Reece, no. Abby Journey, no. Todd Holaday, no. Don Calhoun, yes. Tom Kerns, yes. And Jim Hufford, yes. Five yeses.

J. Welch: It has to have at least seven so you'll need to proceed with the vote for an unfavorable. So have a roll call vote for an unfavorable recommendation.

President Calhoun: Okay, we'll have a roll call vote for an unfavorable recommendation now.

D. Johnting: Whatever you recommend will go on to Farmland anyway.

J. Welch: If neither one gets seven then it goes with no recommendation.

D. Johnting: It will be up to them.

J. Welch: Yes, it will be up to them.

President Calhoun: Okay, so we'll have a roll call vote for an unfavorable recommendation on the same thing.

J. Welch: So yes means no.

K. Halloran: We are voting on an unfavorable recommendation for the same lot.

D. Johnting: If you agree with that say yes.

T. Kerns: What was the vote?

K. Halloran: Five to six. There were six nos and there were five yeses.

K. Halloran: Okay, Coy Applegate, yes. Terry Alfrey, yes. Amy Alka is absent. Adrian Moulton, yes. Will Greer is absent. Steve Hernly, yes. John Reece, yes. Abby Journay, yes. Todd Holaday, yes. Don Calhoun, no. Tom Kerns, no. Jim Hufford, no. And Jason Brewer, no.

J. Welch: I counted seven yeses there.

K. Halloran: Correct.

J. Welch: So seven would carry the vote.

President Calhoun: Okay.

J. Welch: So there would be an unfavorable recommendation that's going to go to Farmland.

President Calhoun: Okay.

D. Johnting: Just my two cents. I would like to see a yes or a no. I hate to see you send no recommendation because that's what we're here for. So I appreciate a yes or a no.

President Calhoun: So the next would be a vote on number 11 which is in the green.

K. Halloran: The northeast corner.

President Calhoun: The northeast corner.

T. Holaday: I make a motion for an unfavorable recommendation.

President Calhoun: Then moved and seconded for a vote for unfavorable recommendation. I need a roll call vote. So again a yes would be a no.

K. Halloran: Terry Alfrey, yes. Amy Alka is absent. Adrian Moulton, yes. Will Greer is absent. Steve Hernly, yes. John Reece, yes. Abby Journay, yes. Todd Holaday, yes. Don Calhoun, yes. Tom Kerns, no. Jim Hufford, no. Jason Brewer, no. Coy Applegate, no. Seven yeses so it passes.

President Calhoun: So the next one would be number 12 which would be what's in the red.

A. Moulton: Make a motion on APC2026-12-Z for an unfavorable recommendation.

A. Journay: Second.

President Calhoun: Moved and seconded for a vote for a unfavorable recommendation. We'll have a roll call vote again.

K. Halloran: Amy Alka is absent. Adrian Moulton, yes. Will Greer is absent. Steve Hernly, yes. John Reece, yes. Abby Jounay, yes. Todd Holaday, yes. Don Calhoun, yes. Tom Kerns, no. Jim Hufford, no. Jason Brewer, yes. Coy Applegate, no. Terry Alfrey, yes. Eight yeses.

D. Johnting: So that will go to the Farmland Town Board on May 12th as a negative recommendation and we checked the first week has been cancelled. The meeting is at 6:00 o'clock. They can vote however they wish.

D. Ludington: Thank you very much.

President Calhoun: Next on the agenda is 2026-3-A, Article VIII, Flood Damage Prevention Ordinance.

D. Johnting: So in January DNR called and wanted to go over our permits, our ordinance, and our work on the flood ordinance. In the process of looking over what we've had DNR and FEMA discovered that our, the towns that actually have flood plain—Winchester, Union City, Parker City, and Farmland—were not in the National Flood Insurance Program. And it took a while to figure it out. We finally did because when we did it in 2024 we did not list all the towns in the county. So we're going to do that. I gave it to several people to look over and they didn't catch it. They've also made a few minor changes. They're in your book in red. Most of them are just definition changes. The main thing that's changing that we absolutely have to do is get all these towns listed. Then your towns will get a copy of this to approve and I will be hounding everyone for their signed ordinances so we'll send those back to DNR so that we can get everybody back in the Flood Insurance Program.

J. Welch: Even though all the towns passed the ordinance.

D. Johnting: They did and we had the signed ordinance. And FEMA conveniently is shut down right now. So they're not allowed to talk to DNR or me and so they wouldn't even tell me what was wrong with it. I figured it out back to 2014 and saw that the towns weren't listed. After I figured out they're like yeah that's it. So they just didn't want to admit that they looked it over and it was their job to find mistakes and they didn't notice it until January. So FEMA's not speaking to anyone right now because they're shut down so. We will not meet next month. We're off in May. So we will be voting on this in June. We won't have another time to discuss it. Like I said the red is all that's changed. It's mostly ...

A. Jounay: We can't just vote on it tonight?

D. Johnting: I didn't know it was coming. I didn't advertise it. They just told me and said you have two weeks to fix it.

K. Halloran: We have other petitions for, we would be coming anyway for May.

D. Johnting: There was one thing in here that I questioned because it says that we don't and they may have changed it again. They said we don't have basically since we don't have local control. They marked it out not because we don't have local control but because it shouldn't be that wording shouldn't even be in this ordinance. Because I said I have to check on that. He said it doesn't mean that we took away your local control it just means that we don't have to say that in this ordinance.

J. Welch: So I'm pretty sure they gave us the last one.

D. Johnting: Yes they did. They did and it was completely marked up for us and they don't keep people very long. The lady that prepared it that said it was okay left like two days after we adopted it and I specifically they know I have the email you know because they have it. I said are you sure this covers the county and all the towns and she said yes. But he said well she misspoke and she's not here anymore. It's FEMA and DNR they. I guess they have more insurance and more money or something. I don't know. So we're just going to fix it and adopt it and we shouldn't hear from them for awhile.

J. Reece: Does the town board in Lynn have to change the water tower name to Lunn?

D. Johnting: I forgot to fix that. They wrote that in there. The guy that did.

K. Halloran: I like Lunn.

D. Johnting: We've changed our copy. She already caught it. Kristi caught it but we had already printed these. At least its in there this time.

J. Reece: I'll bring it up and see what they say. The paint's not dry really.

D. Johnting: It wasn't in there last time. So we kind of put our lives in their hands when we right this they could they could say anything and we just were so anxious to do the right thing and adopt it. The last 2014 had some higher standards in it which didn't earn us any points. It didn't give us anymore any breaks on insurance and it was hard for people to actually meet the higher standards. So we said if we're not getting any compensation for doing this we're taking it out. So as soon as we did we got a visit from DNR so maybe that was it. But they warned us a couple years ago they were going to meet with everybody in Indiana little by little and so. So we were anxious to pass the 2024 and we did and they assured us it was fine. We'll fix it.

President Calhoun: Anything else for tonight?

D. Johnting: I don't have anything else except one month off.

President Calhoun: To thank everybody for coming tonight. It's good to see a crowd up here.

President, Don Calhoun

Vice President, Coy Applegate

Recording Secretary, Kristina Halloran