

The Thorntown Plan Commission met in a regular meeting on April 13, 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
- VP Gene Doctor – Citizen Member
- Erick Smith – Town Employee
- Frank Clark – Town Employee

Others in attendance: Marcellus Johnson, Planning Administrator. Kevin Riddle, Arbor Homes. Alliee Reeves, Great Lakes Recreation Company.

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. Humphreys, second by VP Doctor, to adopt the minutes from the meeting on March 9, 2026

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

AGENDA CONSIDERATIONS

There are none.

COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA

There are none.

NEW BUSINESS

Item #1. Public Hearing: FDP-02-2026 Westfall Place 1 Detailed Development Plan Amendment

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; staff's recommendation is to approve the proposal. (See [Staff Report](#) for more information.)

President Gray opens the public hearing at 6:05 PM.

Mr. Smith points out that the staff report raises a question of the material used for the ground surface of the playground, which may impact the accessibility of the playground.

Ms. Reeves says that she pretty much always specifies engineered wood fiber (EWF) as the ground surface for playgrounds she works on. EWF is an ADA compliant ground surface for playgrounds.

VP Doctor asks about the timeline for construction/installation of the playground and pavilion.

Ms. Reeves says that everything is made to order, so it can take 8-12 weeks for the equipment to be produced and then delivered to the site once ordered, then an additional week or two to install the equipment depending on the weather. She adds that since the pavilion is made of steel and comes from a different vendor than the playground equipment, it may take longer to arrive on site. Once the pavilion is delivered, she estimated 2-3 weeks for its construction, most of which will likely be pouring the slab and waiting for the concrete to set.

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

President Gray closes the public hearing at 6:11 PM.

Motion by Mr. Smith, second by VP Doctor, to grant approval of FDP-02-2026.

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

OLD BUSINESS

There are none.

OTHER BUSINESS**Item 2. APA Indiana 2026 Legislative Summary**

Mr. Johnson reads highlights from the 2026 Legislative Summary produced by the APA-IN Legislative Committee. Legislative action in 2026 will require the following modifications/amendments to the proposed UDO previously certified by the Plan Commission:

- “Retail Sporting Goods Store” must be a permitted use in any commercial district that doesn’t include residential uses.
- “Indoor Shooting Range” must a permitted use in any commercial, industrial, and agricultural zone that doesn’t include residential uses.
- Definitions and development standards for the above uses.
- Changes to the Plan Commission and Board of Zoning Appeals membership provisions allowing the appointing authority to remove members at will under certain conditions.

This is in addition to any changes that may be required as a result of HEA 1001, which was discussed at last month’s meeting.

Ms. Durkin calls attention to the new requirements around permit fees introduced by HEA 1001. Mr. Johnson explains the new requirements:

- Permit fees must be no more than reasonably necessary to cover the costs to the town from application submission to final determination and granting of permit. A financial audit may be necessary to assess whether current fees are in compliance or if there is room to increase fees.
- Fees can only be raised once every 5 years unless costs to the town increase, and they may only be raised by an amount limited by the Consumer Price Index (CPI).
- Fees must be put in a separate account or fund that does not revert to the general fund. They can only be used to cover the costs incurred by permitting and planning activities.
- Increases to building permit fees (but not other planning permits) may not go into effect until 180 days after publication of the amended fee schedule.
- Fees are forfeit and any fees already paid shall be refunded if a building permit application cannot be reviewed within 7 days of a complete application, an inspection cannot be carried out within 3 days of a request, or a final decision isn't rendered within 90 days of submission of a complete application (for other planning applications).

Mr. Smith expresses concern that all of these requirements are going to make it difficult for towns like Thorntown to pay for planning activities and permitting. Ms. Durkin concurs with these concerns. Mr. Johnson says that he isn't too concerned about the timeline for decisions, but it does make it difficult for staff, Plan Commission, and Town Council to spend much time considering applications and their implications.

Mr. Smith brings up Town Council's slow walking of approval of the proposed UDO, noting that it is holding up the process of joining the Boone County APC, which was intended to save the Town money. He says he finds this very frustrating, especially since it is costing the Town money that they apparently do not have.

Ms. Durkin asks to return to HEA 1001. She wants to discuss the required housing report more, particularly how the Town is meant to gather this information and who will be responsible for compiling the report. Mr. Johnson says that Part 1 of the report is information that can be readily extracted from the files of the Building Inspector but concedes that the information in Part 2 may be more difficult to obtain. So far, the state has not provided any guidance on this, but some are expecting the Indiana Housing & Community Development Authority (IHCDA) to provide guidance in the coming months as these reports are being made, in part, to them and they will be responsible for compiling the data from all local units and displaying it on their website.

ANNOUNCEMENTS

Mr. Johnson announces that registration for the American Citizen Planner Summer Session opens May 1. The program is offered by Purdue University and is intended for people serving on or interested in serving on Plan Commissions, Boards of Zoning Appeals, and other planning-related boards to give them a high-level understanding of planning practice in Indiana and the duties and responsibilities of these boards. The cost is \$200.

Mr. Smith says he has already participated in the program and found it very helpful. He explains that there are 2 live webinars that are required attendance as well as other scheduled lectures that participants can join if they wish. For these other lectures, participants will have access to their slide

decks and can thus study the information at their own leisure. The webinars will focus on activities or workshops that give participants the chance to practice what they are learning.

President Gray says that he would be interested in taking the course and asks if anyone else on the commission is interested. VP Doctor, Ms. Durkin, and Mr. Humphreys all express interest as well. President Gray says he will ask the council if funding can be provided to help cover the \$200 registration fee for Plan Commission members.

ADJOURNMENT

As there is no other business, President Gray adjourns the meeting at 6:52 PM.



Donald Gray President



Marcellus Johnson Secretary