

Avilla Plan Commission

Meeting Minutes

July 6, 2022

Commission President Bill Ley called the meeting to order at 7:00 p.m.

Attendance, Members Present: Bill Ley, Natasha Zizelman, Shelby Stanley, Tena Woenker, and Kevin Kelly.

Josh Lash, Mike Baker, Paul Shepherd and Bill Krock were absent.

Also attending were Grace Caswell, Dorothy Iddings, Tay Harris, Brandon Bryant, Melissa Bryant and Nate Hicks.

Ley called the public hearing to order and read Resolution No: 2022-01, A RESOLUTION RECOMMENDING THAT THE AVILLA TOWN COUNCIL OF THE TOWN OF AVILLA, INDIANA, APPROVE A PROPOSAL INITIATED BY THE PLAN COMMISSION TO AMEND THE TEXT OF THE ZONING ORDINANCE to add zoning regulations for Commercial and Non-Commercial Solar Energy Systems. He asked if the public had any comments or questions. Hicks asked if the plan commission restricted how many acres could be turned into solar fields. The answer was no, then discussion continued regarding the possibility of large solar arrays in the 2-mile jurisdiction bordering the town and the buffers implemented by the code. There were no questions about the non-commercial solar ordinance. Ley closed the hearing at 7:15 and read the resolution by title. Kelly made the motion to approve both commercial and non-commercial solar ordinances. Stanley seconded, all voted in favor 5-0.

Ley called the public hearing to order and read Resolution No: 2022-02, A RESOLUTION RECOMMENDING THAT THE AVILLA TOWN COUNCIL OF THE TOWN OF AVILLA, INDIANA, APPROVE A PROPOSAL INITIATED BY RESTORE AVILLA AND THE PLAN COMMISSION TO AMEND THE TEXT OF THE ZONING ORDINANCE with Design Guidelines for the Central Business Historic District Overlay. Ley asked if the public had any comments or questions. Iddings had several questions about how restrictive the guidelines will be. Members referred to several sections of the ordinance to note that many area say “try to” keep historic amenities rather than “shall” and sections that allow review on a case-by-case basis. Caswell said the language is flexible and gracious in allowing options for repairs and replacement of historic fixtures. There were no other questions, Ley called the hearing to close at 7:36 p.m. and read the resolution by title. Stanley made the motion to approve recommendation for the historic guidelines, Zizelman seconded, all voted in favor, motion passed 5-0.

Ley opened the regular meeting and asked if there were any questions about the minutes. Stanley made the motion to approve the minutes, Zizelman seconded, all voted in favor, 5-0.

Old Business

With no further business, Kelly motioned to adjourn, Shelby seconded. The motion carried 5-0. The meeting adjourned at 8:00pm.

Josh Lash, Secretary, Recorded by Tena Woenker