

Avilla Plan Commission
Meeting Minutes
May 3, 2023 7:00 p.m.

7:00 pm Call to Order

Attendance, Members present: Bill Ley, Mike Baker, Shelby Stanley, Paul Shepherd, Tena Woenker and Kevin Kelly.

Absent: Phil Puckett, Natasha Zizelman, one vacancy

Ley called the meeting to order and noted there was a quorum. Stanley made a motion to approve the minutes of 4-5-23. Baker seconded. All voted in favor.

Members reviewed quotes from GRW, Indianapolis for \$67,000 and HomeTown Initiatives, Auburn to update/modernize the Avilla Zoning and Subdivision Ordinances. Hometown Initiatives submitted 3 options but did not provide pricing for those options. Hometown Initiatives is currently working with Noble County to update their UDO.

Stanley suggested we decide which option we like and ask Hometown to provide a quote for that option to make it easier to compare with GRW's quote. Discussion arose about how challenging it sometimes is to use the current Zoning and Subdivision Ordinances. Baker suggested we need more detail than the current ordinances provide. It was suggested that we ask Hometown Initiatives to provide quotes on options B and C. Option C adds ordinances such as the Solar regulations and others that have passed since the Zoning Ordinance was originally adopted.

Ley suggested the Plan Commission ask the Town Council for up to \$67,000 to update the Zoning and Subdivision Ordinances into a UDO. After more discussion about timelines and comfort, Members wanted more information before deciding which quote to recommend the Town Council approve. Kelly motioned to ask Hometown Initiatives to quote on option C. Stanley seconded. The motion carried.

The Zoning Administrator or Plan Commission President will ask the Clerk/Treasurer if there is \$67,000 in the budget to update the Ordinances.

Members reviewed changes to the chart of permitted uses discussed last month. Stanley motioned to approve with the addition of Confined Feeding Operation (CFO) to the chart. Baker seconded. The motion carried 6-0 with 2 absent.

Ley had researched definitions that are needed for the updated chart of permitted uses. Kelly motioned to approve the definitions with changes. Baker seconded. The motion passed – all in favor.

Woenker announced this was her last meeting, as she has resigned from her position with the Town of Avilla.

Baker made a motion to adjourn, Stanley seconded. Motion passed 6-0 with 2 absent.

Adjourned at 8:00 p.m.

Recorded by Bill Ley for Secretary Natasha Zizelman