

Avilla Plan Commission  
Meeting Minutes  
October 4, 2023

6:02 pm Call to Order

Attendance, Members present: Mike Baker, Adam Dunlap, Kevin Kelly, Bill Ley, Phil Puckett, and Paul Shepherd. Guest: Mike Klophenstein

Absent: Shelby Stanley, Natasha Zizelman, one vacancy.

Ley called the meeting to order and noted there was a quorum. Baker made a motion to approve the minutes of 9-6-23. Puckett seconded. Motion carried 6-0 with 2 absent.

Klophenstein spoke to his application for the subdivision of his property on the corner of SR8 and 800. The land was placed in a self directed IRA and it is now time to begin rolling it out and the value of the property rolled out is considered taxable income. The deeded ownership must change as it is rolled out and it is currently all under one deed. He would like to subdivide so that he can roll a deed out each year over the next few years. After some discussion it was recommended that Klophenstein rearrange the division of the property such that it meets the description of a minor subdivision and that no parcel is landlocked. Klophenstein agreed and stated that he would bring the survey back once rearranged for minor subdivision approval.

Current Secretary Zizelman is unable to attend Wednesday meetings due to a new schedule conflict and Stanley has volunteered to fill in. Puckett motioned to make Stanley Secretary for the remainder of the year. Baker seconded. Motion carried 6-0 with 2 absent.

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

Adjourned at 6:40

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Recorded by Kevin Kelly for Secretary Shelby Stanley