

MINUTES
WHITLEY COUNTY PLAN COMMISSION
REGULAR MEETING

November 16, 2022

7:00 p. m.

Whitley County Government Center
Lower Level, Meeting Room A/B

MEMBERS	PRESENT	ABSENT	STAFF
Dane Drew	X		Nathan Bilger
Brent Emerick	X		Brent Bockelman
Jack Green	X		
Thor Hodges	X		LEGAL COUNSEL
Mark Johnson	X		Elizabeth Deckard
Kim Kurtz-Seslar	X		
George Schrumpf	X		NONVOTING ADVISOR
Joe Wolf	X		John Woodmansee (Absent)
Doug Wright	X		

AUDIENCE MEMBERS

The audience list of in-person and electronic guests is attached below.

CALL TO ORDER/ROLL CALL

Mr. Hodges called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Mr. Bockelman read the roll call with members present and absent listed above.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes for the October 19, 2022, regular meeting were presented for consideration. Mr. Hodges called for any comments or a motion. Mr. Drew made a motion to approve the minutes as presented; seconded by Mr. Emerick. Motion passed, 7-0 by roll call vote, with Mr. Schrumpf and Mr. Wolf abstaining due to absence from the meeting.

ADMINISTRATION OF OATH

Ms. Deckard administered the oath to audience members wishing to speak.

NEW BUSINESS

22-W-REZ-6 (to be continued to December due to publication error)

Columbia City Plan Commission, expansion of the Columbia City Plan Commission extraterritorial jurisdiction.

22-W-RES-1, Approval of Declaratory Resolution

Review of Declaratory Resolution approved by the County Redevelopment Commission amending the Economic Development Plans for the Economic Development Area #1 (aka Union TIF) and Economic Development Area #2 (aka Rail Connect TIF).

Mr. Bilger presented the staff report. He explained the order to determine conformance of Redevelopment Commission Resolutions #2022-04 and #2022-05. The RDC approved Declaratory Resolutions amending the Economic Development Plans for Economic Development Area #1 and Area #2. Aerial view of the areas involved was displayed. An explanation of the process of approval was given. The projects listed in the amendment were transportation enhancements projects, utility infrastructure projects, construction of projects that enhance cultural attractiveness, benefit public safety, or support other infrastructure projects, public park and recreation projects, job training and assistance programs, eligible efficiency projects, and other projects as permitted by law. All the projects must benefit the TIF areas. The Comprehensive Plan recommendations that could be supported with the projects authorized in the amendments were displayed and discussed. He stated that displacement of residents was not expected as part of the proposed amendments and that staff's recommendation is that the proposals would conform to the plans of the community.

Mr. Hodges asked if public comment was required. Mr. Bilger stated that no public hearing was required by the Plan Commission. A public hearing would be held later by the Redevelopment Commission.

Mr. Emerick asked if this was proposed by the RDC. Mr. Bilger confirmed that it was proposed by the RDC.

Ms. Kurtz-Seslar asked for explanation of the boundaries of the TIF areas. Mr. Bilger displayed the aerial of the areas again and gave more detailed descriptions of the boundaries.

Mr. Schrupf explained that this proposal was to tighten things up by giving more detail and description to identify projects that can be supported for the TIF area.

Mr. Johnson made a motion to approve the Order of Conformance for Resolution #2022-04 and Resolution #2022-05. Motion was seconded by Mr. Wolf. Motion passed by a 9-0 roll call vote.

ADJOURNMENT

Having no further business, Mr. Hodges adjourned the meeting at 7:16 P. M.

GUEST LIST

1. Sonya Emerick.....5865 E. State Road 14

GUEST LIST-ELECTRONIC

2. John Meister.....5995 S. Woodstrail Drive-57