

APC minutes 4/18/22

The meeting was called to order at 7:02 pm. In attendance were Robert LeMay, Mike Johnstone, Anita Remijas and Mike Gorman and Chris Willoughby. Absent were Doug Beeler, Mary Lou McFaden, and Seth McCormick. Minutes from 10/5/21 were approved. Some audience members were present and others attended on Zoom.

Suggested additions to the Solar Ordinance were discussed. The discussion centered around whether solar systems not tied into the power grid (whether stand alone or battery based) should be required to produce a utility interconnect agreement. It was suggested that Bob LeMay contact NIPSCO to see if there is any reason why this should be required.

Suggested changes to the Nonconforming Uses and Structures section of the Zoning Code were discussed. The general consensus was that changes to nonconforming properties that do not increase the nonconformity should be allowed as long as other parts of the Zoning Code are adhered to. The idea of no longer prohibiting increase in volume on nonconforming properties was discussed. (with the caveat that increases in volume over setback incursions not be allowed.) Also the idea of doing away with minimum lot size was discussed (again as long as all other Zoning Codes are adhered to). The underlying principle of these changes is to decrease nonconformity while at the same time decreasing the need for appeals to the BZA. It was decided to ask Chris Willoughby to modify 154.125-154.135 and any other parts of the Zoning Code to accomplish these goals. (Minimum lot size 154.047 would also need to be changed). He will send these changes to the commission 2 weeks before the next meeting.

A change to 154.112 was also discussed. The proposal to have the Building Commission as opposed to the Building Commissioner approve changes in topography was unanimously agreed to. There were no public comments.

The next meeting is scheduled for 5/16/22.

The meeting was adjourned at 7:39pm

Preliminarily submitted by Robert LeMay