



Town of North Judson Planning Commission
Meeting Minutes

December 19, 2024 – 8:00 AM

The North Judson Town Planning Commission met at the North Judson Town Hall, 310 Lane Street, North Judson, IN on the above date and time with the following present: Planning Commission Members Nick Radtke, Josh Brown, Andrew Rowe, Ken Dolezal, and Isaiah Collins; Town Manager Joe Leszek was also able to attend.

The Pledge of Allegiance was recited.

Commissioner Brown asked for approval of the agenda. Commissioner Collins moved to approve the agenda. Commissioner Dolezal seconded the motion, and all Councilmembers present concurred.

Commission President Brown asked for approval of the Minutes from the Regular Planning Commission Meeting on October 29th, 2024. Commissioner Rowe made a motion to approve those Minutes. Commissioner Radtke seconded the motion, and all commissioners present concurred.

Business:

Semi-Trailers & Containers on Residential Property – Update of Town Ordinance 98.1

Commissioner Rowe stated that they have been discussing ways that they could update Town Ordinance 98.1 regarding semi-trailers and containers on residential property. He explained that the ordinance stated that trailers and storage containers without current license plates shall not be parked or stored, unless they are enclosed in a building, on any MF, SF1, or SF2 zone property. Rowe stated that he was able to check and see that both of Henry (Harry) Tolson's properties were zoned as SF1. Discussion was had around a 30-day timeline where the trailers can only be used for short term storage and then it would need to be removed from the property. He also mentioned that the trailers can be stored properly in a building so that the other residents do not have to see them.

Tolson wanted to ask the commission for permission for his container to stay on the 702 Bradley Street property. He explained that the containers are better than any barn or wood storage product. Tolson stated that the containers would last forever and the only maintenance he would need to do is paint the outside walls. He explained that Council President John Rowe and Town Attorney Justin Schramm were willing to work with him a few months previous to the current meeting. Tolson mentioned that the Town could establish permits for the containers and generate an income off of the permit fees. Rowe noted that Tolson was asked to provide information on where he was placing the trailer, the size of the trailer and what the trailer was going to look like once placed. Rowe informed the Commission that Tolson failed to provide

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any information that was asked of him. Commissioner Radtke explained that Tolson was informed that he would not be allowed to place a storage container on his property but then decided to place the container anyway. Tolson stated that he was able to get signatures from his neighbors agreeing to the storage container. Commission President Brown explained that he was against giving Tolson a variance due to the fact that he did not properly address the container prior to putting on his residential property.

Commissioner Radtke made a motion to not allow Tolson a variance for the shipping container. Commissioner Collins seconded the motion, and all commissioners present concurred.

Tolson understood the ruling but wanted to confirm that he had 30 days to remove his container based off a letter from the Town Attorney. He asked if he could have an extension to remove the container due to winter weather conditions.

Commissioner Radtke made a motion to give Tolson 60 days to remove the container off his residential property. Commissioner Rowe seconded the motion, and all commissioners present concurred.

Additional Business Deemed Necessary by the Commissioners:

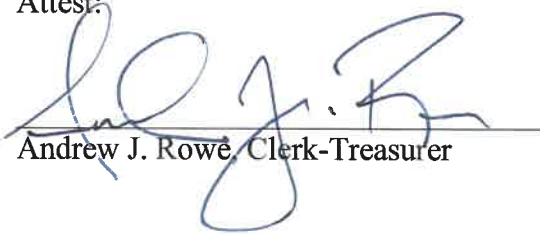
Clerk-Treasurer Rowe stated that he would like to schedule their first meeting of the year in order to elect new officers. He informed the Commission that he would speak with Town Manager Joe Leszek about potential dates.

Adjournment

Commissioner Collins made a motion to adjourn, Commissioner Radtke seconded the motion, and all members present concurred.

Meeting adjourned at 8:24 A.M.


Josh Brown, Commission President

Attest:

Andrew J. Rowe, Clerk-Treasurer

Next regular scheduled meeting – TBD