



Town of North Judson Planning Commission
Meeting Minutes

February 24, 2025 – 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, Ken Dolezal, Isaiah Collins, Andrew Rowe, and Tony Dye; Town Manager Joe Leszek was also able to attend.

The Pledge of Allegiance was recited.

Commissioner Brown asked for approval of the agenda. Commissioner Radtke 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 January 10, 2025. Commissioner Collins made a motion to approve those Minutes. Commissioner Radtke seconded the motion, and all commissioners present concurred.

Business:

Planning Commission Member Vacancies

Clerk-Treasurer Rowe introduced Tony Dye as the newest Planning Commission member. He informed Dye that the Commission does not have set meetings, but they have been meeting more frequently due to ordinance updates and other town matters. Rowe stated that they still have one vacancy on the commission. He explained that three of the positions need to be appointments of town personnel. Then the other four positions would need to be appointed by the Town Council President and there must not be more than two members from the same political party.

Semi-Trailers & Containers – Ordinance 98.1

Building Inspector Todd Jackson went through the updates he wanted to present to the Council. First, he explained that the trailers would only be permitted in specific commercial and industrial zones where businesses have storefronts or are open to the public. He stated that residential areas and subdivisions are restricted. Jackson stated that there will be guidelines for the trailers allowed at businesses. There will only be one unit per business and the unit must be at least 25 feet from the road. Units must be in good condition with operable doors, no excessive rust, and be properly painted. The Commission also went over some structural considerations as well. They agreed that the units should not have plumbing, HVAC or other utilities. The trailer must also be no higher than 15 feet. There was also discussion on whether the trailers

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should be placed on a sub-base for stability, instead of being placed directly on the ground. They also agreed that the units must have proper insurance and valid registration. Enforcement may be required through the police department. The Commission focused on setting clear regulations for where and how these trailers can be placed and ensuring they meet all of the set requirements.

Rowe asked if they thought about allowing temporary use of shipping containers on construction sites. The Commission proposed to issue three-month permits that can be renewed up to nine months. If the construction stalls, the container must be removed. There was discussion about a possible \$200 fee for the temporary permit approval. Radtke stated that renewals must be monitored in order to prevent long-term storage abuses. Rowe informed Jackson that the draft would need to be revised with all of the feedback and reviewed again. Once the revised ordinance was ready then it would have to go in front of the Town Council. Rowe informed them that it could take up to three council meetings before final approval to allow for thorough review. Town Manager Leszek stated Tolson was approaching his deadline and he thought a check-in might be useful to check on his progress. It was discussed that they will need to have a clear process in plan for removal, cost, responsibility, and deadlines.

There were discussions about defining a dwelling to prevent inappropriate living arrangements. Minimum requirements for the dwellings were that the building must include a restroom, sink, and cooking applications in order to be classified as a legal residence. Temporary Housing such as RV's and campers are allowed for 72 hours under normal circumstances. Exceptions can be granted for extended stays with proper permits and explanations.

Additional Business Deemed Necessary by the Commissioners:

Commission President Brown wanted to bring up the topic of solar energy system standards within town limits. Jackson stated that the county and the City of Knox's have a two-mile jurisdiction regarding the solar panels and their batteries. He stated that the Town could regulate land use within two miles beyond its limits. Without the jurisdiction, developments such as solar farms, confined feeding operations, and wastewater plants could be built near town limits without town approval. The Commission agreed to review the jurisdictional control before finalizing regulations.

Jackson presented a newly advised fee schedule to the Commission. He stated that the fees had been adjusted based on inflation and what surrounding counties are doing. They discussed several fee changes including increasing the price of structures and junk vehicle violations. Jackson stated that if they were to raise the fee cost for the violations then they could have better enforcement. He mentioned that he would also like to increase the cost of the annual pool permits. Brown disagreed with increasing the price of the pool permits since they want to encourage residents to continue purchasing the permits. Overall, the discussion centered on ensuring local ordinances and fees are up to date, fair, and enforceable while balancing the needs of residents and businesses. They agreed to have Attorney Schramm look over all of the proposed changes before anything were to be approved.

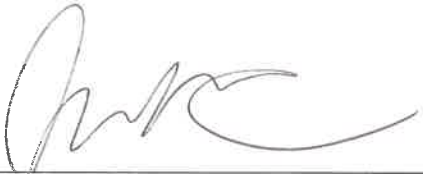
Jackson presented the Commission with his drafted UTV ordinance. He explained that last year someone presented the Town Council with a UTV ordinance from a town south of Indianapolis and this year he was able to find another ordinance from Bremen, Indiana. He was able to speak with the attorney who drafted the ordinance for Bremen. Several concerns were addressed. Members of the commission were concerned about enforcing the rules, ensuring proper inspections, and managing potential misuse. They also wanted to address some concerns of the community, including addressing noise complaints and setting restrictions

on driving times. The Commission also discussed getting feedback from the public as well. Jackson stated that the UTVs are not very different from the golf carts that are already permitted in Town. It was suggested that the ordinance could have a trial period to determine if it was something the council would want to pass.

Adjournment

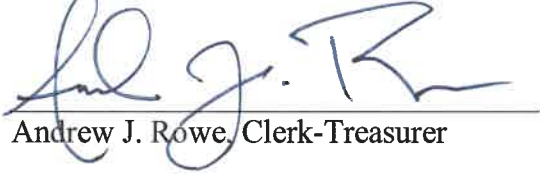
Commissioner Radtke made a motion to adjourn, Commissioner Collins seconded the motion, and all members present concurred.

Meeting adjourned at 9:22 A.M.



Josh Brown, Commission President

Attest:



Andrew J. Rowe, Clerk-Treasurer

Next regular scheduled meeting – Thursday, March 13, 2025.