



Town of North Judson Planning Commission
Meeting Minutes

April 14, 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.

Commission President 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 March 13, 2025. Commissioner Radtke made a motion to approve those Minutes. Commissioner Dye seconded the motion, and all commissioners present concurred.

Business:

Public Hearing – Proposal to Modify Zoning Ordinances (No.2025-01/2025-02/2025-03/2025-04/2025-05)

Commissioner Dolezal made a motion to open the Public Hearing for Ordinances No.2025-01, 2025-02, 2025-03, 2025-04, and 2025-05. Commissioner Collins seconded the motion, and all commissioners present concurred.

Building Inspector Todd Jackson described Zoning Ordinances No.2025-01, 2025-02, 2025-03, 2025-04, and 2025-05 individually and in detail to those present.

There were some questions whether the Town would be annexing land on the outskirts for a solar or solar battery storage project. It was stated that the Town currently has no plans for any solar projects in or around North Judson, or to annex new land in the immediate future. Jackson responded by stating that annexation could be possible though unlikely unless it was initiated by property owners adjacent to municipal boundaries.

Rowe informed the Commission that copies of the proposed ordinances have been available at the Town Hall for public viewing. Citizens could review, take pictures, or request a copy. All ordinances would be published prior to enforcement.

Building Inspector Jackson asked if the Commission would consider amending the fees on the Horizontal Drilling Ordinances. The request was made to reconsider the \$.20/ft bore fee or to adjust the tiered cap system for large infrastructure projects. The Commission will review the fee schedule for Utility Boring.

A resident asked about how the entire permitting process worked. Rowe, Leszek and Jackson explained that the application form and permitting process begin with submission and fees payment to the Clerk's Office. Afterwards, Jackson becomes the primary point of contact. He sets the expectations for inspections. Utility-related permits involve coordination with Town Manager Leszek and Jackson.

With no further comment, Commissioner Radtke made a motion to close the Public Hearing. Commission Dye seconded the motion, and all commissions present concurred.

Clerk-Treasurer Rowe made a motion to send the Proposal to Modify the Current Zoning Ordinances No.2025-01, 2025-02, 2025-03, 2025-04 as they are without any amendments proposed to the Town Council for consideration and adoption. Commissioner Collins seconded the motion, and all members present concurred.

Commissioner Dye suggested an amendment to Ordinance 2025-05. He stated that any non-emergency damage caused by permitted horizontal boring or drill must be repaired within ninety calendar days from the date damage. Any emergency infrastructure repairs must be initiated within 24 hours of the damage being reported.

Commissioner Rowe made a motion to send the Proposal to Modify the Current Zoning Ordinance No.2025-05 with the proposed amendments to the Town Council for consideration and adoption. Commissioner Dye seconded the motion, and all commissioners present concurred.

Additional Business Deemed Necessary by the Commissioners:

Nothing Presented.

Adjournment

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

Meeting adjourned at 8:31 A.M.



Josh Brown, Commission President

Attest:


Andrew J. Rowe, Clerk-Treasurer

Next regular scheduled meeting – TBD