



Town of North Judson Planning Commission
Meeting Minutes

January 10, 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, and Isaiah Collins; Town Manager Joe Leszek and Clerk-Treasurer Andrew Rowe were 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 December 19th, 2024. Commissioner Collins made a motion to approve those Minutes. Commissioner Radtke seconded the motion, and all commissioners present concurred.

Business:

Election of Yearly Officers – 2025

Clerk-Treasurer Rowe made a motion to retain Josh Brown as President of the Planning Commission for 2025. Commissioner Radtke seconded the motion, and all commissioners present concurred.

Commission Vacancies – Candidates/timeline to fill vacant Planning Co. positions

Rowe mentioned that Leszek and Brown had been working on filling the two citizen positions appointed by the Town Council President. Brown mentioned that Tony Dye has shown previous interest in available position and meets the requirements. Leszek stated that he would be reaching out to Dye after the meeting to see if he was still wanting to be a part of the Commission. Rowe explained that once they have two names then they will be able to put them before the Town Council in order for them to be appointed by the Town Council President to the Planning Commission.

Semi-Trailers & Containers on Residential Property – Ordinance 98.1

Town Manager Leszek informed the Commission that Harry Tolson was wanting to move his trailer from Bradley Street to the slab of concrete near to the Irish Pub. Collins asked if they had any setbacks with property lines there. He explained that the county requires individuals to be so many feet off of the property lines. Dolezal also mentioned that the county also requires the owners to have five acres to host the containers as well. Radtke explained that residents are only allowed to cover 75% of their property as well.

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Leszek stated that the container needs to fit the right criteria. The issue of property ownership was also raised, as Tolson is requesting the permit but does not own the land. Radtke explained that the owner of the property would need to be the one who requests the permit and the one who is able to sign off on the permit application. Leszek stated that they would need to get in contact with Town Attorney, Justin Schramm, in order to answer any questions.

Additional Business Deemed Necessary by the Commissioners:

Radtke wanted to bring up the of solar panel regulations. He explained that there has been a growing interest in residential solar installations which has led to numerous inquiries about permitting. The Commission acknowledged the importance of establishing clear, standardized rules regarding placement and contractor requirements. There were also questions about whether local or county regulations would govern solar installations. It was suggested that ground-mounted solar panels should be treated similarly to sheds and other structures. Rooftop installations may require additional regulations, including structural assessments. There were also concerns about fire safety with the panels' battery storage. Leszek informed them that current fire department training suggests limited intervention for battery fires, as spraying water may pose additional hazards. It was noted that County Ordinances require battery storage facilities to be at least 1,000 feet from any property line or road. The Commissioners agreed that they would need to speak with county officials to draft clear guidelines for the Town's solar ordinance.

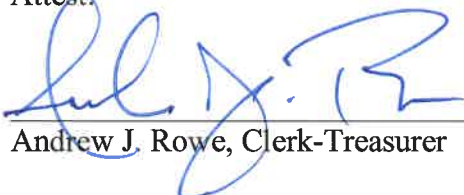
Adjournment

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

Meeting adjourned at 8:26 A.M.



Josh Brown, Commission President

Attest:


Andrew J. Rowe, Clerk-Treasurer

Next regular scheduled meeting – TBD