

Dearborn County Plan Commission

165 Mary Street Lawrenceburg, IN 47025
Phone: (812) 537-8821 Fax: (812) 532-2029
www.dearborncounty.org/planning

PLAN COMMISSION AGENDA

Monday, September 22, 2025

6:00 P.M.

***Location:** Henry Dearborn Meeting Room; Dearborn County Government Center

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACTION ON MINUTES—July 28, 2025

D. OLD BUSINESS – Britton Zone Map Amendment (Carr Road) is being tabled until further notice

E. NEW BUSINESS –

- 1. Owner:** Dearborn County Redevelopment Commission
Site: West Harrison Economic Development Area
Case: Creating a Separate New allocation Area

F. ADMINISTRATIVE

- Vote on recommended changes to Ordinance Text Amendment as Article 27 of the Zoning Ordinance was amended by the County Commissioners
- Vote on new interlocal agreement with the City of Aurora, adding MS4 to the agreement
- Discuss driveway permits, ordinance, and bonds being returned to the County Engineer and Highway Department
- Discuss Update to the Comprehensive Plan through 2025, workshops for public involvement, surveys, completed studies or plans to be included, separate Bright Overlay Zoning Districts, etc.
- Next Comprehensive Plan Update Workshop is scheduled for **September 25th, 2025 from 6:00pm to 8:00pm** at the Dearborn County Government Center

Plan Commission	Appointing Authority	Dates of Term
Dennis Kraus Jr., President	Elected, County Surveyor	01/01/2025 to 12/31/2029
Mark Lehmann, Vice President	Appointed by Commissioners	01/01/2024 to 12/31/2028
Eric Lang	Appointed by Commissioners	01/01/2021 to 12/31/2025
Russell Beiersdorfer	Appointed by Commissioners	01/01/2024 to 12/31/2028
Joe Vogel	Appointed by Commissioners	01/01/2022 to 12/31/2026
Jake Hoog	Appointed by Commissioners	01/01/2025 to 12/31/2029
Jim Thatcher	Elected, County Commissioner Appointed	01/01/2025 to 12/31/2029
Dan Lansing	Elected, County Council Appointed	01/01/2025 to 12/31/2025
Vacant	Appointed, Cooperative Extension Office	Vacant



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PLAN COMMISSION

Minutes

Monday, September 22, 2025

6:00 P.M.

***Location:** *Henry Dearborn Meeting Room; Dearborn County Government Center*

Andrew Baudendistel read the Voluntary Title VI Public Involvement Survey –

As a recipient of federal funds, and in support of Dearborn County's efforts to ensure nondiscrimination and equal access to all citizens, the County gathers statistical data regarding participants in county activities. Therefore, we have provided a Voluntary Title VI public Involvement Survey at this meeting. You are not required to complete this survey. However, the form is anonymous and will be used solely for the purpose of monitoring our compliance with Title VI and ADA.

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

Jake Hoog
Dennis Kraus Jr
Mark Lehmann
Eric Lang
Russell Beiersdorfer
Dan Lansing
Joe Vogel

Absent:
Jim Thatcher

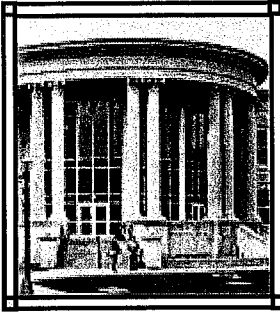
C. ACTION ON MINUTES—July 28th, 2025

Mr. Beiersdorfer made a motion to approve the July 28th, 2025 minutes as presented. Mr. Lehmann seconded the motion. All in favor. None opposed. Motion carries.

D. OLD BUSINESS – Britton Zone Map Amendment (Carr Road) is being tabled until further notice

E. NEW BUSINESS –

1. **Owner:** Dearborn County Redevelopment Commission
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Ms. Collins presented the case for a resolution needed by the Plan Commission to approve changes to an existing TIF district.

Mr. Jim Mansfield, Vice President with the Redevelopment Commission, further discussed the request and process of TIF new allocation area. We are proposing establishing a new tax allocation area, limited to the two parcels of the recently announced Whitewater Processing, food manufacturing on Moore Drive in Harrison Township. We ask that you validate the allocation. It conforms to the County Comprehensive Plan and the 2021 West Harrison Economic Plan. In our request we have a handout passed out. It gives our purpose, our reasoning, and how it aligns with the Comprehensive Plan. The latter is found on pages 3-6. I appreciate your consideration.

Mr. Kraus Jr. stated this was all emailed from Nicole last week. We do not have a physical copy this evening because the packet was over 100 pages long.

Mr. Lansing asked what is the term of the TIF in years?

Mr. Perleberg with OneDearborn explained that the term is 25 years.

Mr. Lansing noted there is already a TIF district down there and asked do we know how far along that TIF is in years? He stated the only reason he is asking is because in 2028 the tax codes are going to change dramatically. This year we are about \$800,000 short, and they think it might get worse. He does not want to handcuff the County for a long period of time.

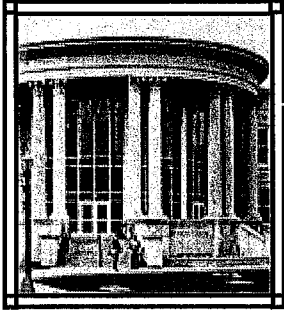
Mr. Baudendistel stated it looks like on the Redevelopment Resolution was set up in 2021, so it is just four years old. This is just removing two parcels into their own from that one in 2021 into its own.

Mr. Pereleberg said I want to remind the Plan Commission tonight what is being requested is to approve a written order finding that this aligns with the County's Comprehensive Plan, not necessarily the fiscal impacts of the project. Though we do feel this project puts the County in a better position to address infrastructure needs, and ensuring land use is being the most productive it can be. Baker Tilly, who County Council uses, and you trust Baker Tilly and the job that they do for Dearborn County, and helping them with the budgeting process. Redevelopment also uses Baker Tilly as their financial advisor. They produced a tax statement for the proposed tax allocation area. That tax statement reflects that this would have on Dearborn County's general fund, as well as Harrison Township Fire and EMS, Sunman Dearborn Community School Corporation, Lawrenceburg Public Library, and Dearborn County Solid Waste District a zero-dollar fiscal impact on any of those taxing units and their revenues.

Mr. Lansing stated that statement is hard to believe, but Baker Tilly knows more than him.

Mr. Beiersdorfer stated it is not taking away from anything that is there at present. The additional funding would be present from taxation on the new buildings would stay in the TIF. You take for instance; Sunman Dearborn is not receiving much funding from that area at present.

Mr. Lansing stated for 21 more years.



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Mr. Pereleberg stated the one thing about the TIF, and not to get too much into the weeds. He is trying to keep them focused on whether or not this aligns with the Comprehensive Plan, not necessarily the fiscal impacts. These funds listed, there are levy limited funds in the state of Indiana and there are rate limited funds. Those funds are levy limited funds; the department of local government finance is going to tell each of those taxing units the amount of money they are allowed to raise. Regardless of assessed value or new development occurs or any taxing district in any of those units, the only thing that is going to change is the rate. The bottom-line revenue coming to those units that's where the zero-dollar impact is. That rate does not impact the ability if those units to generate revenue. The taxing rate in Harrison Township is so low that the circuit breakers don't come into play according to Baker Tilly.

Mr. Lansing stated that was his only concern. He got a call regarding a different project, and asked if Mr. Baker was on the Redevelopment Commission?

Mr. Pereleberg confirmed that he is a member of the commission.

Mr. Mansfield stated another great benefit of this is bringing a utility to that side of the river. There is not one right now, and for redevelopment along the way, it would be helpful to have. We lost out on a big project not having one over there. Right now, we won't get any big manufacturing without this happening. This can bring the water corporation to this side of the river.

Mr. Baudendistel stated we are being requested to adopt a resolution. Again, the resolution is just confirming what the redevelopment's request is aligns with the County's Comprehensive Plan. There are other steps. It goes to the County Commissioners next and then back to the Redevelopment Commission. Redevelopment will hold a public hearing. The role of the Plan Commission is to decide if it meets the Comprehensive Plan.

Mr. Beiersdorfer made a motion to open public discussion. Mr. Hoog seconded the motion. All in favor. None opposed. Motion carries.

Mr. Matt Seiter, property owner in the County, asked where this project was and what was going in?

Mr. Kraus Jr. stated Moore Drive, West Harrison, across from Shelton Fireworks. Kopp Turkey Processing from Harrison Ohio is opening a new facility.

Mr. Seiter asked if it is because they need the water?

Mr. Kraus Jr. stated they need water, but this area is already in a TIF district. Redevelopment wants to create an updated TIF district that just includes the parcels owned by Whitewater Processing. It can be used for utilities, infrastructure improvements, there have been discussions with tri township water, it could improve interstate access. There are no details ironed out yet.

Mr. Seiter asked if the details would be discussed later.

Mr. Kraus Jr. confirmed it would be discussed later; the individual projects will be discussed at the Redevelopment Commission meetings.



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Mr. Lansing asked Andy, you said it is going to be 25 years, and the other one started in 2021. Do they go to 25 too?

Mr. Baudendistel stated no this one will be separated out. Of all the entities he has represented he has not represented a Redevelopment Commission. These two parcels create another allocation area that restarts another 25 years. The remainder is still on the 2021 cycle.

Mr. Lansing asked the one you want to start it's not in the old district?

Mr. Beiersdorfer stated it's in the old district they are carving it out.

Mr. Baudendistel stated if the process is approved throughout these two parcels would be separate from the one started in 2021.

Mr. Perleberg stated the presentation will highlight some of that. There are multiple allocation areas in the West Harrison TIF district, one for the mill, one for the rest of the area, now we are proposing another. The original TIF was established in 2001 for 30 years, which at the time was the maximum allowed time by statute. In 2008 the statute changed to a maximum of 25 years. The two parcels for Whitewater Processing, one of those parcels was added in the initial TIF and one was added later. This would now put them on the same timeline for another 25 years, starting this year.

Mr. Beiersdorfer made a motion to close public discussion. Mr. Hoog seconded the motion. All in favor. None opposed. Motion carries.

Mr. Baudendistel noted if you want to move forward with approving the resolution it is 2025-DCPC-001, it requires Denny's signature attested by the secretary.

Mr. Beiersdorfer made a motion to approve the resolution for 2025-DCPC-001 as presented and that it meets the criteria of the Comprehensive Plan. Mr. Hoog seconded the motion. Mr. Kraus Jr. abstained. Mr. Lansing opposed. Therefore, there were five members in favor of the motion. Motion carries.

F. ADMINISTRATIVE

Ms. Collins stated there are some administrative items to go over. Two of the items will be tabled until next meeting. The first one we are going to go over is item number one.

On August 19th, 2025 the Board of Commissioners heard a series of ordinance changes. They approved all, except for the Minimum Living Area definition with changes. The Plan Commission must approve the ordinance change with the changes by the Commissioners prior to the changes being fully approved. The single page is attached to highlight the changes made. The only thing added was "per unit". This item will need a vote.

Mr. Beiersdorfer made a motion to approve the Article 27 changes sent back to us by the County Commissioners. Mr. Lang seconded the motion. All in favor. None opposed. Motion carries.



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Mr. Baudendistel noted he did send out the written statement. It is a written statement and something to be signed. All the Commissioners did was include some clarification. That should be put with the ordinance to keep it together.

Mr. Lehmann stated he sees what they did now. They added clarification. He can see where that would be misinterpreted.

Ms. Collins stated for number two we are going to talk about the interlocal with Aurora. We had an amendment to the interlocal with Aurora. We added permitting work for the new MS4 that will be completed by the County. This agreement will run until the end of 2026, at which we will determine if the agreement needs to be changed or fees increased. This has been approved by the City of Aurora, County Commissioners, and County Council. This Board will also need to approve the interlocal agreement.

Mr. Kraus Jr. stated essentially the only change is adding the MS4 permit.

Mr. Baudendistel stated and extending it another year.

Mr. Kraus Jr. stated with discussions internally we are already handling permitting for Aurora in office, the workload is not expected to increase much due to the recent actions by the state limiting our control on tracts under an acre. That is why the fees were not changed from the original agreement.

Mr. Seiter asked what are we talking about?

Mr. Kraus Jr. stated we are talking about an agreement that the County has with the City of Aurora and reviewing permitting.

Mr. Beiersdorfer made a motion to approve the changes to the interlocal agreement with the City of Aurora as presented. Mr. Hoog seconded the motion. All in favor. None opposed. Motion carries.

Ms. Collins stated we need signatures from the board, and handed it out for them to sign. The next item is the interlocal with Town of West Harrison, the Town has approved it. The last one will expire at the end of this year. The update will include an increase in fees for another 3-year term of the agreement. This has been approved by the Town of West Harrison. It will need to be scheduled for County Council and Commissioners.

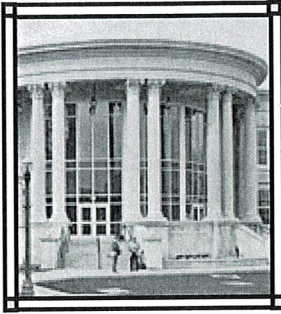
Mr. Kraus Jr. stated the only thing that has changed is the compensation?

Ms. Collins stated yes, it is a three percent increase for another three years.

Mr. Hoog asked is it three percent every year or as a whole?

Ms. Collins stated as a whole.

Mr. Beiersdorfer made a motion to approve the interlocal with the County and West Harrison as presented. Mr. Lang seconded the motion. All in favor. None opposed. Motion carries.



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Ms. Collins stated the last interlocal is with the Town of St. Leon. This will be the first Board to approve the agreement. The Town of St. Leon is going to review this later today, September 22. This will still need to be scheduled for County Council and Commissioners.

Mr. Hoog asked if St. Leon has MS4?

Mr. Kraus Jr. stated St. Leon and West Harrison are not MS4s.

Mr. Beiersdorfer made a motion to approve the interlocal agreement between the County and the Town of St. Leon as presented. Mr. Hoog seconded the motion. All in favor. None opposed. Motion carries.

Ms. Collins stated for number five and six we are skipping on those. Number six is Hillspring Acres Subdivision. Nicole will let you know whether or not that will be heard in October. If it is the only item, it will probably be moved to November. The last thing is the Comprehensive Plan Workshop is scheduled for Thursday, September 25th. The following will be the tentative agenda: Nicole will provide a brief outline of the workshop, then Matt from Soil and Water will give a presentation, then introduce Claire from Green Umbrella who will give a presentation, and then Mike Perleberg with One Dearborn will speak about economic development regarding TIFs and how they can be beneficial for the community, then there will be an open portion of the workshop for people to ask questions and work on the board. We would like to see all of you there.

Mr. Beiersdorfer made a motion to adjourn the meeting. Mr. Lehmann seconded the motion. All in favor. None opposed. Motion carries.

Meeting adjourned at 6:31 PM

Dennis Kraus, Jr. – PRESIDENT

Nicole Daily – PLANNING DIRECTOR, Secretary