



NAPPANEE PLAN COMMISSION MEETING MINUTES

Date, Time & Location:

Thursday, January 8, 2026 — 7:00 P.M.
Council Chambers, City Hall, 300 W. Lincoln St.

Board Members:*

Wayne Scheumann • John Woolley • Mike Beer • Amy Rosa • Matt Hostetter • Adam Slone •
Dustin Geyer

Meeting Agenda:

1. Call to Order
2. Roll Call
 - a. **Present:** Matt Hostetter, Amy Rosa, Mike Beer, Wayne Scheumann, Adam Slone, Dustin Geyer, John Woolley
 - b. **Absent:** None
 - c. **Also Present:** Todd Nunemaker (City Planner), Brian Hoffer (City Attorney)
3. Election of Officers
 - a. **Motion:** To elect Matt Hostetter as Chairman of the Plan Commission.
 - b. **Action:** Wayne Scheumann moved, Mike Beer seconded, approved unanimously 7-0.
 - c. **Motion:** To elect Amy Rosa as Vice Chairman of the Plan Commission.
 - d. **Action:** Mike Beer moved, Adam Slone seconded, approved unanimously 7-0.
 - e. **Motion:** To elect Mike Beer as Secretary of the Plan Commission.
 - f. **Action:** John Woolley moved, Amy Rosa seconded, approved unanimously 7-0.
4. Approval of the Minutes from October 9, 2025
 - a. **Motion:** To approve the minutes of the October 9, 2025, meeting as presented.
 - b. **Action:** Dustin Geyer moved, Amy Rosa seconded, approved unanimously 7-0.
5. Petitions and Comments by Citizens
 - a. None
6. Unfinished Business
 - a. None
7. New Business
 - a. **Review of O1-26-PLN, Petition for Rezoning by Acorn Industries**
 - i. **Proof of Publication:** Presented
 - ii. **Public Hearing:** Matt Hostetter opened the public hearing.

*Please visit nappanee.in.gov for board member appointment and term details

- iii. **Discussion:** City Planner Todd Nunemaker presented the staff report. The petitioner requested rezoning of property located at 2148 E. Market Street from R-1 (Low Density Residential) to B-2 (General Business). Staff noted the request was consistent with the City’s Comprehensive Plan, which anticipates commercial development along this corridor. The adjoining property to the west was previously rezoned in 2021 for a similar commercial use. Staff recommended approval, subject to buffer yard requirements between B-2 and R-1 zoning districts and noted that access to U.S. 6 would require INDOT approval. Due to a conflict of interest, Plan Commission Secretary Mike Beer recused himself from discussion and voting on this petition. Dale Miller, representing Acorn Industries, addressed the Commission. He stated the intent to construct a factory/shop facility that would employ approximately 12 to 15 people. Commission discussion included questions regarding potential future infrastructure improvements, possible TIF district considerations, and clarification of buffer yard requirements. Staff noted a correction to the staff report regarding the referenced property line location.
 - iv. **Public Hearing:** Matt Hostetter closed the public hearing
 - v. **Motion:** To approve Petition 01-26-PLN as presented, including staff recommendations
 - vi. **Action:** Dustin Geyer moved, John Woolley seconded, approved unanimously 6-0, with one recusal
- b. **Ordinance to Amend Permitting Procedures – House Enrolled Act 1005**
- i. **Proof of Publication:** Presented
 - ii. **Public Hearing:** Matt Hostetter opened the public hearing.
 - iii. **Discussion:** City Planner Todd Nunemaker presented an overview of House Enrolled Act 1005 and the proposed ordinance amendments. The ordinance addressed state-mandated changes to streamline residential permitting and inspection timelines and provided procedures for third-party inspections if local deadlines could not be met. Mr. Nunemaker clarified that the ordinance addressed procedural requirements only and did not mandate changes to zoning density or housing types. Commission members discussed potential impacts on existing subdivisions, homeowner associations, and developer authority. Staff clarified that zoning approvals and subdivision covenants would remain under local and private control.
 - iv. **Public Hearing:** Matt Hostetter closed the public hearing
 - v. **Motion:** To recommend approval of the ordinance amending permitting procedures in compliance with House Enrolled Act 1005.
 - vi. **Action:** Amy Rosa moved, Mike Beer seconded, approved unanimously 7-0

8. Other Business

- a. None

9. Adjournment

- a. **Motion:** To adjourn the meeting.
- b. **Action:** Adam Slone moved, Wayne Scheumann seconded, and the motion was approved unanimously 7-0. The meeting was adjourned at 7:55 PM.

Matt Hostetter, Chairman

Mike Beer, Secretary