



NAPPANEE PLAN COMMISSION MINUTES

Date, Time & Location:

Thursday, February 12, 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
 - b. **Absent:** John Woolley
 - c. **Also Present:** Todd Nunemaker (City Planner), Brian Hoffer (City Attorney)
3. **Approval of the Minutes from January 8, 2026**
 - a. **Correction:** Section 7.a.v should reflect the name "Dale Miller" instead of "Neil Miller"
 - b. **Motion:** To approve the minutes of the January 8, 2026, meeting with the noted name correction
 - c. **Action:** Wayne Scheumann moved, Dustin Geyer seconded, approved unanimously 6-0.
4. **Petitions and Comments by Citizens**
 - a. None
5. **Unfinished Business**
 - a. None
6. **New Business**
 - a. **Written Order for Amendment to the Nappanee Consolidated TIF District**
 - i. **Discussion:** City Planner Todd Nunemaker presented a redevelopment resolution involving amendments to the Economic Development Area (EDA) and the TIF allocation area. The project, referred to as the "Alley Connection," aims to connect downtown (Cartoon Alley) to Coppes Commons via a new trail and public parking. Mark explained the project would feature public art paying homage to historical local businesses,

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

such as Metzler Shoes and Newcomer Jewelry. Members questioned the impact on homeowners and other taxing entities. Staff clarified there would be no tax implications for residential homeowners or schools. The current TIF term for these properties expires in 2040

- ii. **Motion:** To approve the written order for the amendment of the Nappanee Consolidated TIF District as being consistent with the City's Comprehensive Plan
- iii. **Action:** Amy Rosa moved, Mike Beer seconded, approved unanimously 6-0

7. Reports

a. Report and Discussion on Proposed Ordinance Updates

- i. **Discussion:** RV, Boat, and Trailer Parking - the Commission discussed the lack of detail in current screening and setback requirements. Concerns were raised regarding "blight" in high-density areas and the illegal use of public alleys for storage. Potential solutions include requiring enclosed structures or providing a city-owned public storage lot for a nominal fee. Lot Coverage Requirements - discussion focused on closing loopholes where current lot coverage only applies to newly platted lots. A new three-tier system was proposed: building footprint (35%), total impervious coverage (50%), and green space (50%). Home Occupations in Residential Areas - staff noted an increase in home-based retail businesses (e.g., bakeries) advertised on social media, which currently violates the "no retail" rule in residential zones. The primary concern identified was traffic congestion and neighborhood harmony. The Commission debated the feasibility of an "off-site retail model" where production occurs at home but transactions happen elsewhere. Sign Ordinance - the current ordinance is outdated regarding modern "flag signs" and digital marquee signs. Issues with "sign clutter" and the difficulty of enforcing temporary sign timelines were discussed. Code Enforcement - Todd Nunemaker emphasized the need for increased code enforcement capacity, currently limited to 10 hours per week, potentially utilizing law enforcement officers to ensure consistent compliance.

8. Adjournment

- a. **Motion:** To adjourn the meeting.
- b. **Action:** Mike Beer moved, Adam Slone seconded, and the motion was approved unanimously 6-0. The meeting was adjourned at 7:55 PM.

Matt Hostetter, Chairman

Mike Beer, Secretary