



PLAN COMMISSION - MEETING MINUTES

Wednesday, January 21, 2026 | G.A.R. Room of the Miami County Courthouse

Brad Fruth called the Plan Commission meeting to order at 6:35 pm.

Roll call of board members – Megan Gipson

- **Tim Alwine** – *Present*
- **Dann Hunt** – *Absent*
- **Brad Fruth** – *Present*
- **Scarlett Graves** – *Present*
- **Brent Pomerhn** – *Present*
- **Fred Musselman** – *Present*
- **Jamie Hopper** – *Present*
- **Lynette Smith** – *Present*
- **Gregg Wilkinson** – *Present*
- **Courtney Schmidt** – *Absent*

Brad Fruth called for 2026 Appointments and Election of Officers

- Scarlett Graves nominated Brad Fruth for President; Fred Musselman moves to close nominations, Jamie Hopper 2nd → all “aye”
 - Brad Fruth appointed as Plan Commission President
- Brent nominated Scarlett Graves for Vice President, Tim Alwine 2nd; Fred Musselman motioned to close nominations, Jamie Hopper 2nd → all “aye”
 - Scarlett Graves appointed as Plan Commission Vice President
- Scarlett Graves nominated Fred Musselman for Secretary, Jamie Hopper 2nd; Brent Pomerhn motions to close nominations, Lynette Smith 2nd → all “aye”
 - Fred Musselman appointed as Plan Commission Secretary
- Scarlett Graves motions to appoint the same individuals to the Developmental Plan, Fee, and Personnel Committees, Brent Pomerhn 2nd → all “aye”
- Jamie Hopper motions to appoint Brent Pomerhn to Board of Zoning Appeals for 2026, Lynette Smith 2nd → all “aye”

Brad Fruth calls for 2026 Meeting Dates and Times discussion

- Corey Roser explained that Veteran’s Day interferes with November meeting date.
 - Fred Musselman motioned to move meeting date to November 18, 2026, Scarlett Graves 2nd → all “aye”



Brad Fruth called for approval of previous meeting minutes

- Scarlett Graves motioned to approve previous meeting minutes as written, Lynette Smith 2nd → all “aye”
 - December meeting minutes approved

Brad Fruth called for staff report, expense report, and committee report.

- Corey Roser presents the staff and expense reports
 - Corey Roser mentioned the Comprehensive Plan Open House scheduled for January 28th
- Brooklyn Thomas presented violation report

Old Business

Unsafe Building Cases:

- USB Case #20-23 – The Stonger Family Trust | 467 E 800 S, Bunker Hill, IN 46914
 - Corey Roser showed the board updated pictures
 - Tristan Stonger:
 - Explained not much work had been completed due to health issues and cold weather. Tenants have been removed.
 - Medical records need to be removed from the dwelling before demolition can begin
 - Has purchase agreement with Marcus Ramsey who has an excavator to complete demolition
 - Has surgery scheduled and will not be here for an extended period of time; Marcus Ramsey will be working on the demolition while he is recovering from surgery
 - Claims that requirements have been met, requests a 90-day extension as well as the Order to be lifted
 - Brad Fruth:
 - Asked for clarification of medical record storage and how long they have been there. Tristan moved them after the Demolition Order was already placed upon the property
 - Brad clarified that the dwelling must be demolished and cleaned up before the Order can be lifted
 - Scarlett Graves motioned to re-evaluate progress in 90 days, Fred Musselman 2nd → all “aye”



- USB Case #72-25 – Jerry L. Cooper Sr. | 4032 N Water St., Mexico, IN 46958
 - Shirley Smiley (Mexico RSD):
 - Jerry is now in a nursing facility due to Alzheimer's; his wife died a few years ago and his son is estranged
 - Tim motions to seek bids for demolition, Scarlett Graves 2nd → all “aye”

New Business

Request for Agriculture Permit:

- AGP #315-26 – Nicholas & Jessica Couchman | 6119 S 100 W, Peru, IN 46970
 - Request to construct a 2,048 square foot pole building to house trucking equipment and agriculture implements
 - Jamie Hopper motioned to approve agriculture permit, Gregg Wilkinson 2nd → all “aye”

Unsafe Building Hearings & Continuous Enforcement Orders:

- USB Case #53-24 – 2595 West Third Street Land Trust | 2595 W Third St., Mexico, IN 46958
 - Corey Roser presents findings of fact for unsafe building
 - Order to Demolish was affirmed
 - Scarlett Graves motions to adopt Continuous Enforcement Order, Tim Alwine 2nd → all “aye”

Rezoning Updates Needed:

- State Police Post/Miami-Cass REMC/U.S. 31 N Corridor
 - Corey would like to know what the board would like to do about these zoning issues.
 - Brad Fruth asked Plan Commission Office to come up with recommended zoning for the current uses

Amendments to Zoning Ordinance:

- Demolition Standards:
 - Demolition standards were recently removed from the International Building Code. Corey asked the board to look over the proposed demolition standards and give any feedback before the next meeting



- Violation Amendments:
 - Brooklyn Thomas presented changes to the violation section of the Zoning Ordinance. This included increased fines for repeat offenders
 - Brad Fruth suggested making the notification timeline longer to allow time for delivery

- Data Centers Moratorium Discussion
 - Corey explained that Zoning Ordinance does not implement restrictions on data centers, only where they can be built. Corey’s suggesting that a moratorium is implemented until restrictions can be put in place
 - Jamie Hopper motions to move forward with the process to adopt a moratorium, Brent Pomerhn 2nd → all “aye”

Scarlett Graves asks for any public comment

- Gail Utter (4337 W River Rd., Peru):
 - Did not receive notice for data center variance. Would like to be added to the adjacent neighbor mailing list
- Tori Pindell (Speaker, Miami-Cass Counties Coalition for Utility & Environmental Protection):
 - Wanted to make public aware of the coalition meeting tomorrow, January 22nd for the proposed data center variance.
- Joan:
 - Concerned about the moratorium coverage area

Scarlett Graves motions to adjourn meeting, Jamie Hopper 2nd → all “aye”

- Meeting adjourned at 7:56 pm

Representative of Miami County Plan Commission

Title

Date

Printed Name

AFFP
NOTICE OF MEETING CHANGE NOT

Affidavit of Publication

STATE OF IN }
COUNTY OF MIAMI, }
HUNTINGTON, AND }
WABASH }

SS

Samantha Thomas, being duly sworn, says:

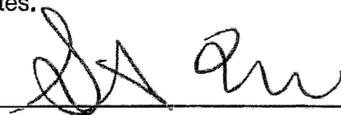
That she is Accounting Clerk of the Plain Dealer, a weekly newspaper of general circulation, printed and published in Miami, Huntington, and Wabash County, IN; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 24, 2025

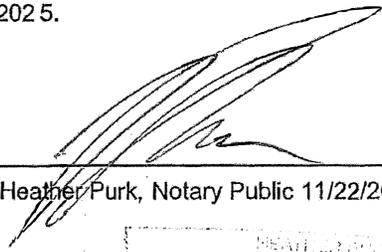
Publication Fees: \$ 20.24

That said newspaper was regularly issued and circulated on those dates.

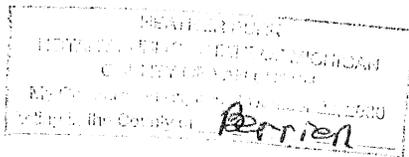
SIGNED:



Subscribed to and sworn to me this 24th day of December 2025.



Heather Purk, Notary Public 11/22/2030



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NOTICE OF MEETING CHANGE

NOTICE IS HEREBY GIVEN that the regularly scheduled January 14, 2026 meetings of the Miami County Plan Commission and the Miami County Board of Zoning Appeals have been rescheduled.

The Plan Commission meeting originally scheduled for January 14, 2026, at 6:00 P.M. has been rescheduled to January 21, 2026, at 6:00 P.M.

The Board of Zoning Appeals meeting originally scheduled for January 14, 2026, at 7:00 P.M. has been rescheduled to January 21, 2026, at 7:00 P.M., or 5 minutes after the Plan Commission meeting.

Both meetings will be held in the G.A.R. Room of the Miami County Courthouse, 25 N. Broadway, Peru, Indiana 46970. All other aspects of the meetings remain unchanged.

Interested persons may be heard and present objections, if any, at such hearing, which hearing may be continued from time to time as deemed necessary.

Corey Roser, Planning & Zoning Administrator
Miami County Plan Commission
HSPAXLP

Corey Roser
Miami County Plan Commission
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Peru, IN 46970