

# Miami County Commissioners Meeting

## February 18, 2025

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### Meeting Information

- Date & Time: 2025-02-18 09:00 am
- Location: 25 N Broadway Peru IN
- Attendees:
- Commissioner Keith Musselman
- Commissioner Brenda Weaver
- Commissioner Mark Horner
- Auditor Annette Phillippo
- Attorney Mark Frantz
- Corey Roser, Planning and Zoning and Jim Tidd MCEDA
- Kerry Worl and Janice Hughes Highway
- Herb Hunt EMA

### Meeting Notes

#### 1. County Infrastructure and Development

##### **Rezoning Request for Housing Development**

Corey Roser and Jim Tidd presented a rezoning request for a property near Bunker Hill on 800 to address a housing shortage in Miami County. The proposal aligns with a housing study from May 2023, identifying the property as a prime location due to its proximity to utilities and employment centers. The rezoning from A1 to R1 is contingent on state grant approval. We entered into a purchase agreement for 40 acres. We have an option on another 30 acres that is just to the east of the 40 acres along county road, 800 south. Commissioner Horner made a motion to except Ordinance 02182025 to rezone the property on 800 South. Commissioner Weaver seconded. Motion passed 3-0

- **Siren Maintenance and Policy Update**

EMA Director Herb Hunt covered updates on the maintenance and policy for storm sirens. The interlocal agreement was revised to clarify maintenance responsibilities and billing procedures. The number of sirens

3. **Taste of Miami County Event**

Request for permission to use a parking lot and close Court Street for the Taste of Miami County event on May 17th. The event will include food vendors and a stage setup. Commissioner Weaver made a motion to approve Taste of Miami to hold their event, Commissioner Horner 2<sup>nd</sup>. Motion passed 3-0

4. **Reservoir and Utility Developments**

Matt Maverick updated on the development of a reservoir and utility services, including internet and TV services, in Miami County. Plans for a free and paid service tier were discussed.

5. **Approval of Minutes, Payroll, and Claims**

Commissioner Weaver made a motion to approval of minutes from February 3<sup>rd</sup>. Commissioner Horner 2<sup>nd</sup> the motion. Motion passed 3-0

6. Commissioner Weaver made a motion to approve of claims.

Commissioner Horner 2<sup>nd</sup> the motion. Motion passed 3-0

7. Commissioner Weaver made a motion to approve of payroll

Commissioner Horner 2<sup>nd</sup> the motion. Motion passed 3-0

8. Commissioner Horner made a motion to adjourn. Commissioner Weaver

2<sup>nd</sup> the motion. Passed 3-0

**Adjourned**

**MIAMI COUNTY BOARD OF COMMISSIONERS**



\_\_\_\_\_, Chairman

**Keith Musselman**



\_\_\_\_\_, Vice Chairman

**Brenda Weaver**



\_\_\_\_\_, Member

**Mark Horner**

Attest:  \_\_\_\_\_, Auditor

**Annette Phillippo**

**PLAN COMMISSION OF MIAMI COUNTY, INDIANA**

**PETITION FOR ZONING ORDINANCE AMENDMENT**

To: Plan Commission of Miami County, Indiana      Date Filed: 1/30/2025  
Action: \_\_\_\_\_

Ladies & Gentlemen:

The Miami County Economic Development Authority, 1525 West Hoosier Blvd., Suite 201, Peru, IN 46970 (765) 689-0159, does hereby petition your honorable body to amend the zoning map of Miami County, Indiana, Plan Commission's jurisdictional area, by reclassifying from A-1 Agriculture to R-1 Residential, the property described as follows:

commonly known as W. 800 S. Bunker Hill, Indiana, and identified as a part of parcel ID No. 52-14-05-200-001.000-005 and containing Forty (40) acres, more or less.

The purpose of the proposed amendment is to permit the development and use of the property for a single-family residential housing subdivision.

I hereby certify that as the agent of petitioner, the owner of the property described in this petition consents to the requested zoning amendment.

Miami County Economic Development Authority

By: /s/ M. Josh Petruniw  
M. Josh Petruniw  
Attorney for Petitioner  
Downs, Tandy, & Petruniw, P.C.  
99 West Canal Street  
Wabash, IN 46992  
260.563.7474

Receipt Fee \$75.00      By: Downs, Tandy & Petruniw, P.C.      Date: 2/6/2025

Date and Place of Public Hearing: February 12, 2025 at 6:30 p.m. at the Miami County Courthouse, G.A.R. Room (25 N. Broadway, Peru, Indiana)

Zoning Amendment Approved \_\_\_\_\_ Denied \_\_\_\_\_

Remarks: \_\_\_\_\_

Signed: \_\_\_\_\_

\_\_\_\_\_

AFFP  
NOPH AMEND ZONING ORD

### Affidavit of Publication

STATE OF IN )  
COUNTY OF MIAMI, ) SS  
HUNTINGTON, AND )  
WABASH )

Heather Korporal, 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:

January 29, 2025

Publication Fees: \$ 52.61

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

SIGNED:

*Heather Korporal*

Subscribed to and sworn to me this 29th day of January 2025.

*Jennifer P Mann*  
Jennifer P Mann, Notary Public 7/28/2032



70018493 71151429

#### NOTICE OF PUBLIC HEARINGS BEFORE THE PLAN COMMISSION AND BOARD OF COMMISSIONERS OF MIAMI COUNTY, INDIANA

Notice is hereby given on the 29th day of January, 2025, the Miami County Economic Development Authority filed with the Plan Commission of Miami County, Indiana, a petition requesting an amendment to the zoning ordinance.

The location and description of the property for which the zoning amendment has been requested is commonly known as W. 800 S. Bunker Hill, Indiana, and identified as a part of parcel ID No. 52-14-05-200-001.000-005 and containing Forty (40) acres, more or less.

The description of the action requested in the petition is to amend the zoning ordinance changing the zoning for the real estate from A-1 Agriculture to R-1 Residential.

The petition and all necessary information relating thereto will be available for public inspection in the office of the Miami County Plan Commission of Miami County, Indiana, Miami County Courthouse Room 101, 25 North Broadway, Peru, Indiana from 8:00 a.m. to 4:00 p.m., Monday through Friday of each week until the date of the hearing of the petition.

A public hearing will be held by the Plan Commission on the 12th day of February, 2025, at 6:30 p.m. in the Miami County Courthouse, G.A.R. Room, 25 North Broadway, Peru, Indiana, at which time all interested persons will have the opportunity to be heard on the matters set forth in the petition. Written objections to the proposal that are filed with the secretary of the Plan Commission before the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

A public hearing will be held by the Miami County Board of Commissioners on the 18th day of February, 2025, at 9:00 a.m. in the Miami County Courthouse, Commissioner's office, 25 North Broadway, Peru, Indiana, at which time all interested persons will have the opportunity to be heard on the matters set forth in the petition. Written objections to the proposal that are filed with the secretary of the Board of Commissioners before the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

M. Josh Petruniw  
Attorney for Petitioner  
Downs Tandy & Petruniw, P.C.  
99 West Canal Street  
Wabash, IN 46992  
260.563.7474  
HSPAXLP.01/29/2025

Miami County Economic Development  
Authority  
1525 W. Hoosier Blvd., Suite 201  
Peru, IN 46970

Jonathan Cadle & Wendy Bloom  
1631 W. 800 S.  
Bunker Hill, IN 46914

Betty Finster  
1415 W. 800 S.  
Bunker Hill, IN 46914

Stephen Whitcomb  
2420 W. 1050 S.  
Bunker Hill, IN 46914

James Wilson & Amanda Wilson  
9650 S. 200 W.  
Bunker Hill, IN 46914

Pawel Skawina &  
Patrycja Bochomulska  
691 S. Paul Dr.  
Bunker Hill, IN 46914

David Reinagle & Alicia Reinagle  
690 S. Clinton Blvd.  
Bunker Hill, IN 46914

Wesley Santos &  
Stephanie Santos  
691 S. Clinton Blvd.  
Bunker Hill, IN 46914

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Dawn S Tandy & Petunia Peavinio  
99 W Canal Street  
Wabash, IN 46992

To: John McKee  
1758 W. 800 S.  
Bunker Hill, IN 46914

WABASH, IN 46992  
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USPS  
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January 28, 2025

James E. Tidd  
Executive Director  
Miami County Economic Development Authority  
1525 W. Hoosier Blvd  
Peru, IN 46970

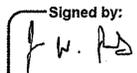
**RE: Split of Parcel #52-14-05-200-001.000-005**

Mr. Tidd:

Reference our Purchase Agreement, dated 12/31/24 for 40 acres of Parcel # 52-14-05-200-001.000-005, Aurora Company LLC agrees with the split of the parcel.

Aurora Company LLC also acknowledges the Petition filed by the Miami County Economic Development Authority ("MCEDA") to rezone the above referenced property and consents and agrees to MCEDA's request to rezone the property.

Sincerely,

Signed by:  
  
B297356880841D  
James Roberts

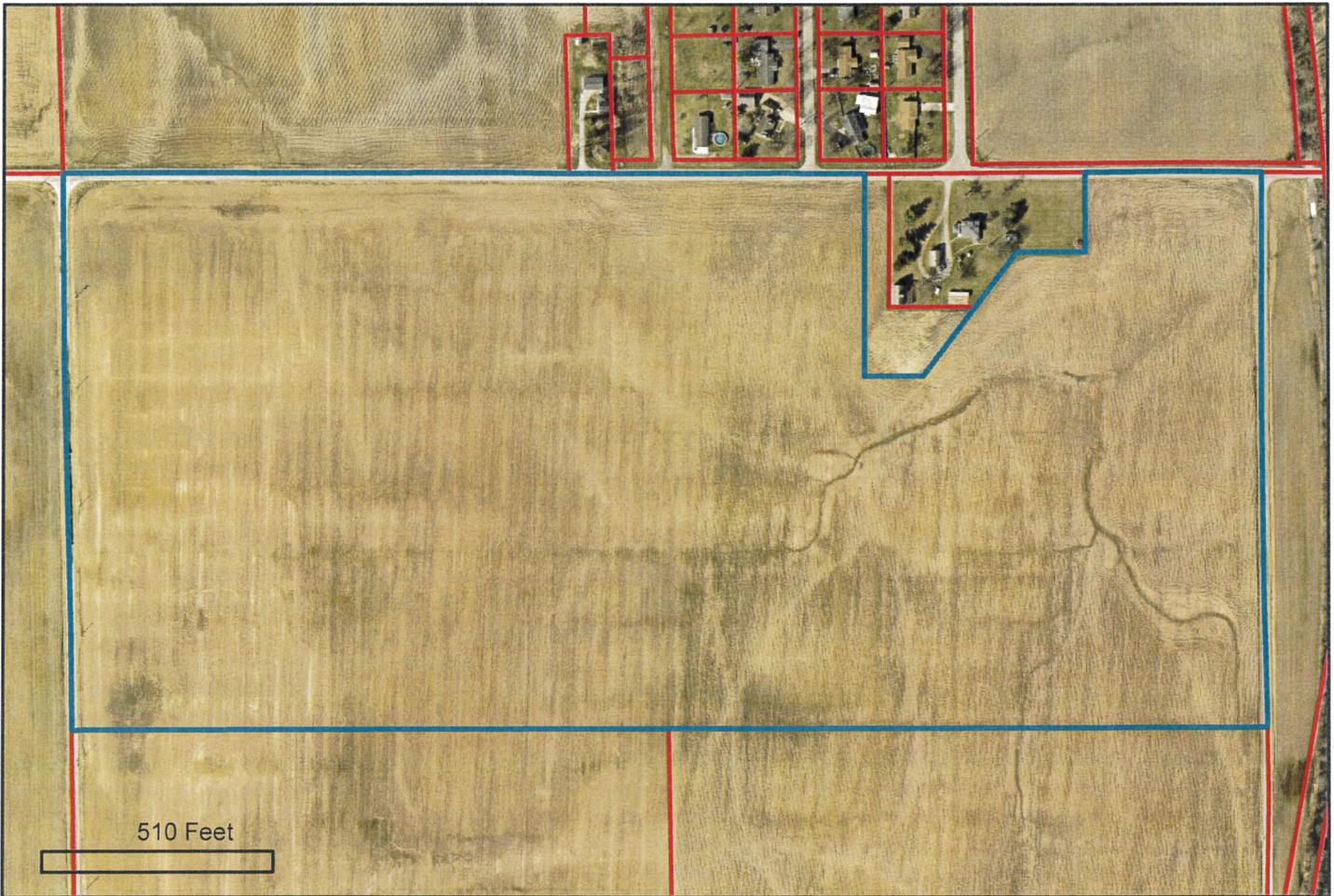
1/29/2025

Aurora Company LLC

# Miami County, IN

W 800 S, Bunker Hill, IN 46914

52-14-05-200-001.000-005



## Parcel Information

**Parcel Number:** 52-14-05-200-001.000-005

**Alt Parcel Number:** 005-19201-00

**Property Address:** W 800 S  
Bunker Hill, IN 46914

**Neighborhood:** Deer Creek Twp

**Property Class:** Vacant Land

**Owner Name:** The Aurora Company, LLC

**Owner Address:** 8806 Winged Bourne  
CHARLOTTE, NC 28210

**Legal Description:** 005-19201-00 NW FRL1/4 5-25-4;  
68.98 ACRES; DA 564; 09 192 00100

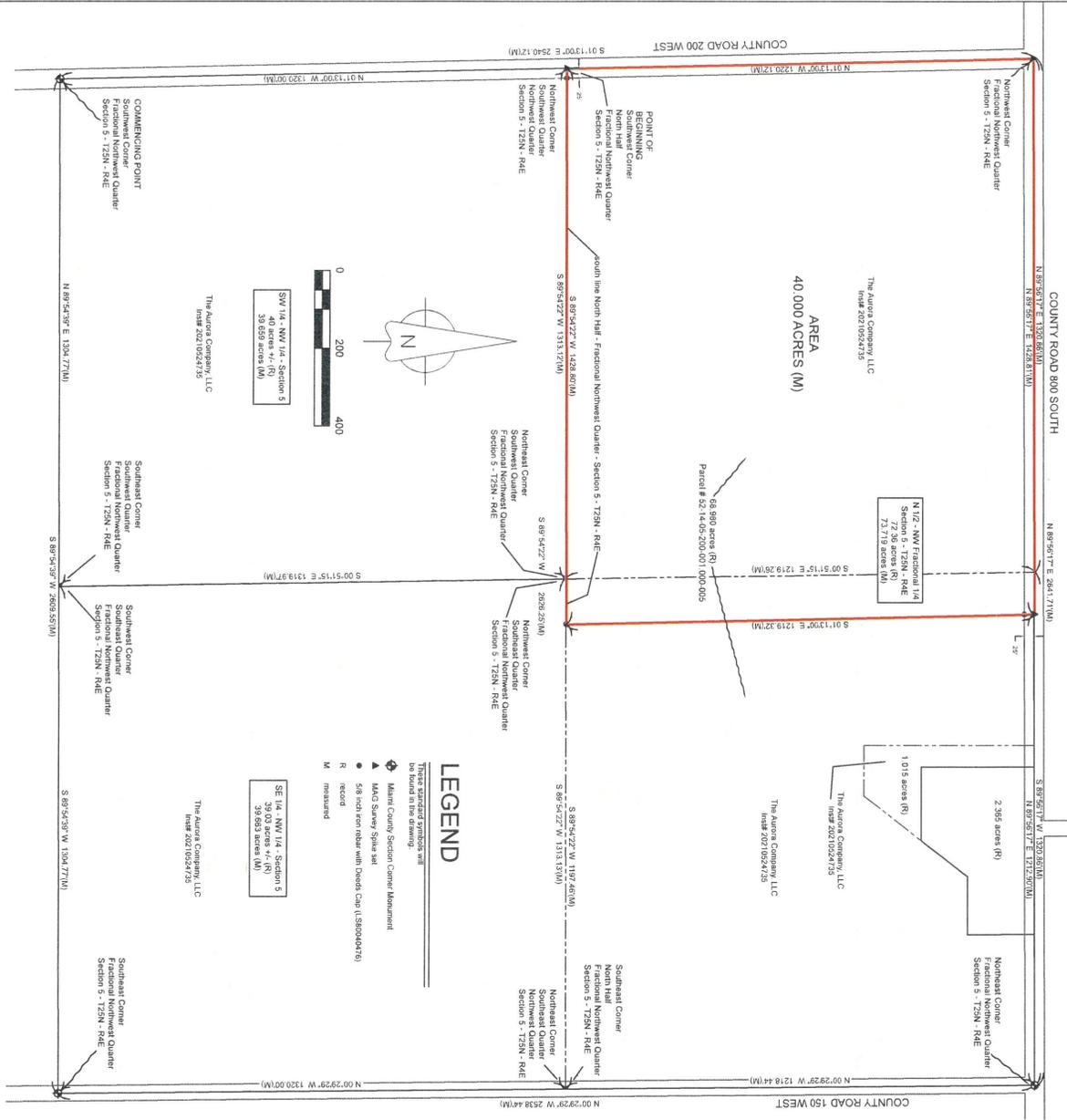
## Taxing District

**Township:** DEER CREEK TOWNSHIP

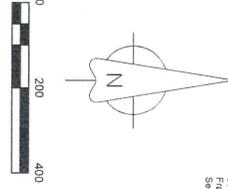
**Corporation:** MACONAQUAH

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
82	2.0562	
5	1.775	
4	65.1331	
71	0.0158	



AREA  
40,000 ACRES (M)



The Aurora Company, LLC  
Inch# 20210524735

SW 1/4, NW 1/4, Section 5  
40 acres +/- (R)  
39,659 acres (M)

The Aurora Company, LLC  
Inch# 20210524735

SE 1/4, NW 1/4, Section 5  
40 acres +/- (R)  
39,659 acres (M)

**LEGEND**

- These standard symbols will be found in the drawing.
- ▲ Miami County Section Corner Monument
  - ▲ MAG Survey Spike set
  - 5/8 inch iron rebar with Chads Cap (LS8004076)
  - R record
  - M measured

**DESCRIPTION**

Part of the North Half of the Fractional Northwest Quarter of Section 5, Township 25 North, Range 4 East, Deer Creek Township, Miami County, Indiana, and is part of the land as described in Instrument # 20210524735 in the Recorder's Office of the Miami County, Indiana, being a 40,000 acre parcel surveyed by Gregory D. Deeds, Indiana Professional Surveyor # LS 80040476 and shown on the plat of an original boundary survey certified on February 4, 2025 as job number 25-002, more fully described as follows:

COMMENCING at a Miami County Section Corner Monument located at the southwest corner of the Fractional Northwest Quarter of Section 5, Township 25 North, Range 4 East, thence North 01°13'00" West (USA/NAD83/N East projection) along the west line of said quarter a distance of 1320.00 feet to a MAG Spike located at the southwest corner of the North Half of said Fractional Quarter and being the POINT OF BEGINNING, thence continue North 01°13'00" West along said west line a distance of 1220.12 feet to a MAG Spike at the northwest corner of said quarter, thence North 89°56'17" East along the north line of said quarter a distance of 1428.81 feet to a MAG Spike, thence South 01°13'00" East a distance of 1219.32 feet to a 5/8 inch iron rebar with Deeds Surveying Cap (LS 80040476) on the south line of the North Half of said Fractional Northwest Quarter, thence South 89°54'22" West along said south line a distance of 1428.80 feet to the POINT OF BEGINNING, containing an area of 40,000 acres.

Subject to all easements, right of ways and restrictions of record.

**SURVEYOR'S CERTIFICATE**

Ownership research for the intended original tax parcel and the adjoining tracts was completed by me. The ownership depicted on the plat of survey was obtained from the current tax records on file in the records of the Auditor and Recorder of Miami County, Indiana. There may be other record documents reflecting easements, covenants and additional written rights which were not provided to me in the completion of this survey. The bearing system of this survey was established by GPS observation on the USA/NAD83/N East projection. This survey is an original survey of part of the land of The Aurora Company, LLC, a North Carolina Limited Liability Company, as described in Instrument # 20210524735 in the Office of the Miami County Recorder.

- In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the location of the line and corners established on this survey as a result of:
- a) Variances in the reference monuments. 0.10 feet. Section corner markers were found at the northeast, southeast and southwest corners of the Northwest Fractional Quarter of Section 5 as shown by the records of the Miami County Surveyor. There was not a monument at the northwest corner and appeared to have been destroyed. I set a MAG Spike per the GPS coordinates provided in the records of the Miami County Surveyor.
  - b) Discrepancies in record descriptions and plats. There were no discrepancies with adjoining property lines. Variations in areas are shown on the plat of survey.
  - c) Inconsistencies of active lines of occupation. In regard the "Inconsistencies of active line of occupation", active refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects such as, but not limited to, fences, hedges and retaining wall. The uncertainty cited for a line of occupation is general in nature and is not intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater than the uncertainty cited in this report.
  - d) Random Errors in Measurement. Due to random errors in measurements of the corners of the subject tract established this survey monuments are within the acceptable relative positional accuracy for measurements controlling land boundary being 0.26 feet plus 200 ppm.



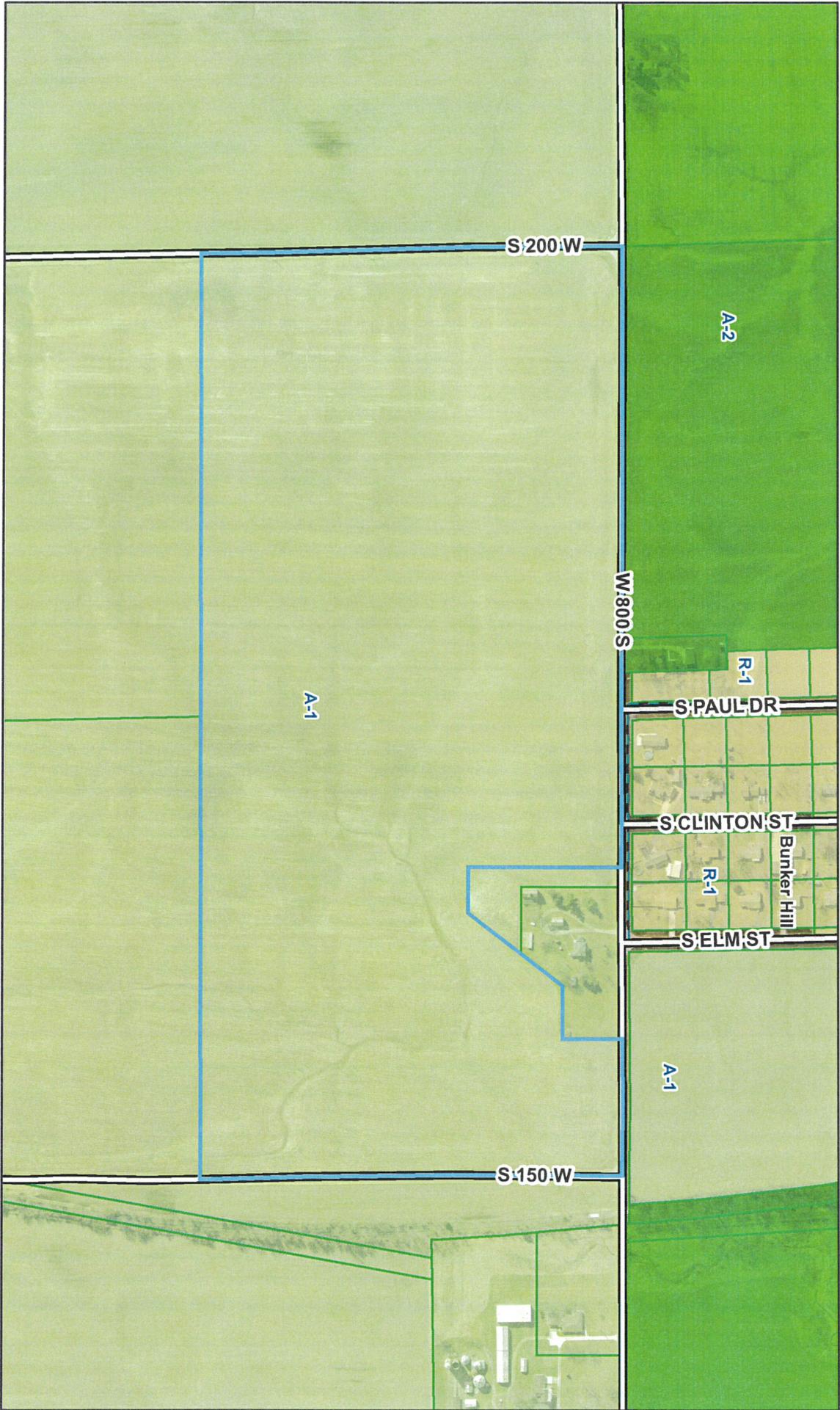
prepared by  
*Gregory D. Deeds*  
Gregory D. Deeds  
Professional Surveyor  
State of Indiana

**DEEDS SURVEYING**

Gang Deeds Registered Land Surveyor		deeds.surveying@gmail.com		Phone: 785-489-2341	
Project	82221 Meridian Road	Date	Feb. 4, 2025	Job Number	25-002
Project or Original Boundary Survey	Part of the N 1/2, NW Fractional 1/4, Section 5 Township 25 North, Range 4 East, Deer Creek Township, Miami County, Indiana	Scale	1" = 200 feet	Sheet	1 OF 1

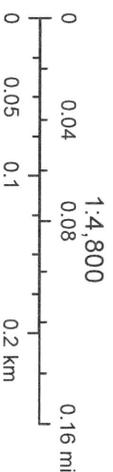
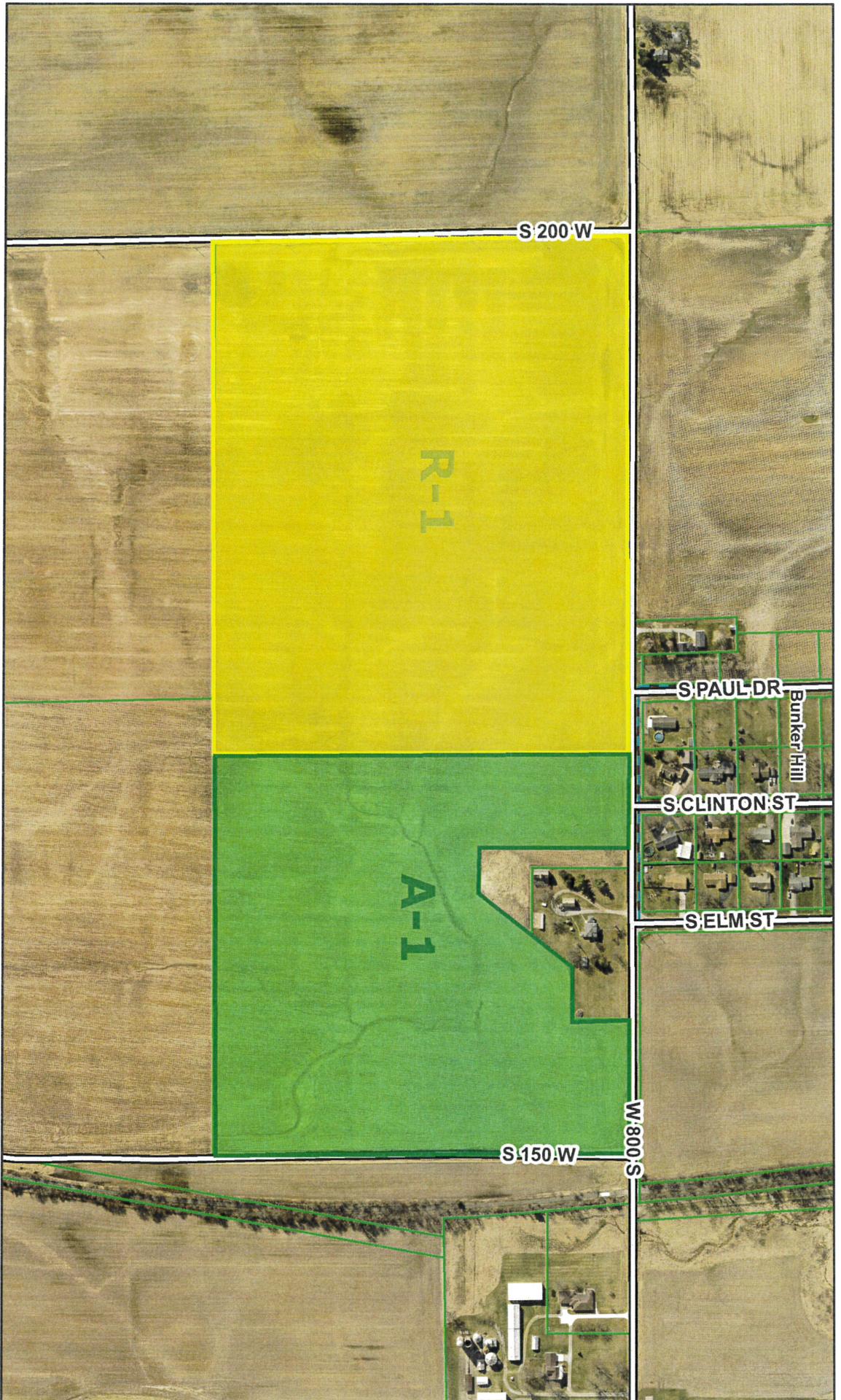
Current Zoning Map | The Aurora Company, LLC & Miami County Economic Development Authority

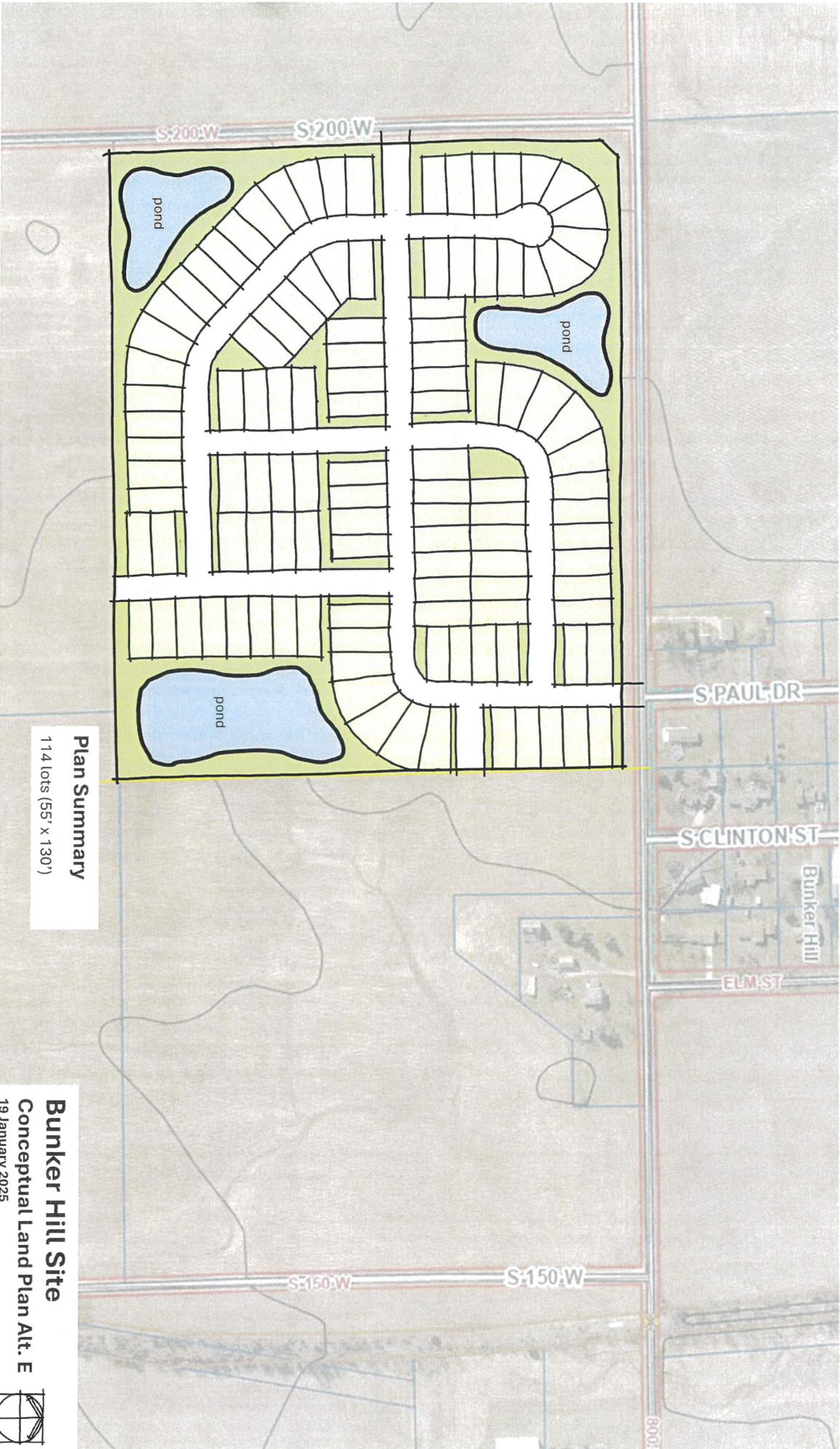
52-14-05-200-001.000-005



Zoning County	
	Unknown zoning
	A-2
	A-3
	B-1
	B-2
	B-3
	FF
	PUD
	R-1
	R-2
	R-3
	I-1
	I-2
	I-3
Zoning	
	City of Peru zoning
	A-1

Proposed Zoning Map | The Aurora Company, LLC & Miami County Economic  
Development Authority | 52-14-05-200-001.000-005





**Plan Summary**  
 114 lots (55' x 130')

**Bunker Hill Site**  
 Conceptual Land Plan Alt. E  
 19 January 2025



**BEFORE THE MIAMI COUNTY PLAN COMMISSION**

**RESOLUTION NO. D2-12-2025**

**RESOLUTION TO RECOMMEND AMENDING AND REZONING THE AREA COMMONLY  
KNOWN AS W. 800 S., BUNKER HILL, INDIANA**

The Miami County Plan Commission have been informed that the real estate comprising the area commonly known as W. 800 S., Bunker Hill, Indiana is presently zoned as "A-1 Agriculture".

Such zoning is inconsistent with current plans to develop the real estate.

The Miami County Economic Development Authority initiated a proposal to rezone the real estate in order to develop the real estate for a single-family residential subdivision.

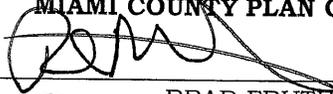
The Plan Commission timely gave notice to interested parties and held a public hearing in accordance with I.C. 36-7-4-604.

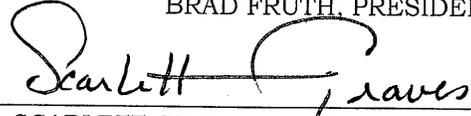
IT IS RESOLVED, that the Plan Commission of Miami County now certifies no recommendation to change the zone maps and rezone the following described real estate from A-1 Agriculture to R-1 Residential:

A forty acre tract contained in W 800 S, Bunker Hill, IN 46914, Parcel#: 52-14-05-200-001.000-005

Adopted this 12<sup>th</sup> day of February, 2025.

**MIAMI COUNTY PLAN COMMISSION**

  
\_\_\_\_\_  
BRAD FRUTH, PRESIDENT

  
\_\_\_\_\_  
SCARLETT GRAVES, VICE-PRESIDENT

\_\_\_\_\_  
KEITH MUSSELMAN, SECRETARY

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law. M. Josh Petruniw

THIS INSTRUMENT PREPARED BY: M. Josh Petruniw, DOWNS TANDY & PETRUNIW, P.C., 99 West Canal Street, Wabash, IN 46992 at the specific request of Grantor(s), or representatives of Grantor(s), and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided.

DocId:8030902  
Tx:4021851





02/18/25

To: Miami County Board of Commissioners (BOC)  
Regards: Capital Assets Disposal or Sell of Equipment Request

Miami County Highway Superintendent, Kerry Worl requests to sell equipment at the 32<sup>nd</sup> Annual Rochester, Indiana, FFA Consignment Auction.

1. 1994, 5400 John Deere Tractor with 4544 Hours.
2. 1996 John Deere Grader 672 B with 10344 Hours
3. 1996 DT466TA International Dump Truck with underbody blade 493706 Miles
4. 2001 DT466TA International Dump Truck with underbody blade 281460 Miles

Auction date Saturday, March 22, 2025, 9:00 a.m. at the FULTON COUNTY FAIRGROUNDS 1009 W. 3<sup>RD</sup> Street, Rochester, IN 46975.

Contact Justin Pearson, Ag Advisor, at Rochester High School with questions. 574-223-2176 Ext 4131

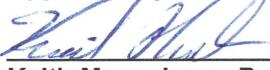
Signature of the requestor,

  
Kerry Worl, Highway Superintendent

Date: 2/18/25

  
Attest: Annette Phillippo, Auditor

Approved by Miami County Board of Commissioners:

  
Keith Musselman, President

  
Brenda Weaver, Vice

  
Mark Horner, Member

**BOARD OF COMMISSIONERS**

**AGENDA REQUEST FORM**

Organizations and individuals are asked to submit a request form and supporting documents to be placed on the agenda. The Board of Commissioners meets on the **1<sup>st</sup> and 3<sup>rd</sup> Monday of each month at 9:00 am** in the GAR room in the County Courthouse.

Date Submitted: February 5, 2025	Meeting Date: February 18 (Tuesday because of holiday on February 17)
Contact Information:	
Requested by: Sandy Chittum	On Behalf of: Taste of Miami County
Telephone: 765-327-1277	Address: 13 E. Main Street
Email address: chamdir@comteck.com	Documentation attached: See below

**Saturday, May 17 from 4 pm to 11 pm**

**We are asking the county for approval for:**

- Use of the employee parking area and the old jail parking area during the event
- Closing of Court Street at Main Street and East 5<sup>th</sup> Street starting at 7:30 am until the next morning (Sunday by 3 pm) when the tent will be taken down
- Stage set up on the corner of East 5<sup>th</sup> Street and Court Street with music starting at 4 pm until 11 pm
- Food vendors will be set up on Court Street and East 5<sup>th</sup> Street with tables and chairs from the museum
- Utilities will be set up on Court Street and the corners of East 5<sup>th</sup> Street and Court Street
- Vendors will bring their own trash cans