

ALEX MORGAN IMAGING

2025 ANNUAL REPORT



APC

Evansville | Vanderburgh County
Area Plan Commission

812-435-5226

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Evansville, IN 47708

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PURPOSE OF THE REPORT

The annual report fulfills the statutory duties of the Area Plan Commission Executive Director as listed in Indiana Code (IC) § 36-7-4-312:

1. Propose annually a plan for the operation of the planning department; and
2. Prepare and present to the commission an annual report.

FUNCTIONS OF THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION (APC)

Pursuant to IC § 36-7-4-202, the APC serves as the land use planning agency for the City of Evansville (City), Vanderburgh County (County), and the Town of Darmstadt. Supported by a professional staff of 13, the APC carries out both current and long-range planning responsibilities, including updating and implementing the **Evansville-Vanderburgh County Comprehensive Plan** and administration and enforcement of the Evansville Municipal **Subdivision** and **Zoning** Codes (EMC) and the Vanderburgh County **Subdivision** and **Land Use and Zoning** Codes (VCC). For purposes of this report, the EMC and VCC are collectively referred to as the Zoning and/or Subdivision Code, Zoning and/or Subdivision Ordinance, or simply the Code.

The APC operates under a nine-member board appointed in accordance with state law and the Code. Four members represent the City, including two citizen members appointed by the Mayor, one member of the Board of Public Works, and one member of the City Council. The County is represented by four members, consisting of three citizen members appointed by the County Commissioners and one member appointed by the County Council. The duly elected Vanderburgh County Surveyor serves as the ninth and final member of the APC.

The APC meets on the first Thursday of each month. Regular agenda items include requests for rezonings within the City and County; requests for primary subdivision approval for plats and replats; requests to amend the City and County Zoning and Subdivision Ordinances; and reports from staff.

Table 1 presents a summary of rezoning and subdivision proposals filed and the actions taken by the APC in 2025, as well as comparative data from the four preceding years.

TABLE 1
ZONING & SUBDIVISION FILINGS/FINAL ACTIONS

ACTION	REZONING					MAJOR SUBDIVISION					MINOR SUBDIVISION				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
Number Filed	37	43	49	41	47	4	12	8	3	5	12	26	30	29	33
Approved by Subdivision Review						4	12	8	3	2	12	26	27	28	27
Approved by APC	31	31	35	36	38	4	12	7	2	5	0	0	0	0	0
Denied by APC	0	1	4	2	2	0	0	0	0	0	0	0	1	0	0
Withdrawn	3	3	1	1	0	0	0	0	0	0	0	0	1	1	0
No Action/Pending	3	1	9	2	7	0	0	1	1	3	0	0	1	0	6
Approved by Legislative Body	31	33	36	35	38										

FUNCTIONS OF THE BOARD OF ZONING APPEALS (BZA)

The BZA is established pursuant to EMC § 18.180.010(A) and VCC § 17.36.080 in accordance with the requirements of IC § 36-7-4-901(a). Supported by the APC staff, the BZA is comprised of seven members including two members appointed by the APC from among its membership, three citizen members appointed by the Mayor, and two citizen members appointed by the County Commissioners.

The BZA meets on the third Thursday of each month. Regular agenda items include requests for variances from Zoning Code requirements; requests for Special Uses that are difficult to classify within standard residential, commercial, or industrial zoning districts; and appeals filed by petitioners challenging decisions made by administrative staff or the Site Review Committee (excluding the Plan Commission itself) related to the enforcement or interpretation of the Zoning Ordinance or the issuance of Improvement Location Permits.

Table 2 summarizes the BZA’s actions on variance and special use requests in 2025, with comparative data from the preceding four years. The relatively high number of variance requests highlights two considerations: (1) the potential need for amendments to certain Zoning Code development standards, and (2) instances in which variance approvals may be inconsistent with the evaluation criteria set forth in the Code. The Code provides that “...no variance may be granted except on a (positive) finding of all the following factors...” Accordingly, compliance with the Code requires that a variance not be approved if a request fails to satisfy any one of the applicable evaluation criteria.

**TABLE 2
VARIANCE & SPECIAL USE FILINGS/FINAL ACTIONS**

ACTION	VARIANCES					SPECIAL USES				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
Number Filed	129	121	127	113	124	20	29	18	22	24
Approved	113	101	107	94	102	14	22	17	12	16
Denied	2	2	2	1	3	1	1	0	0	3
Withdrawn	8	7	8	2	1	3	4	0	4	2
Pending	6	0	10	16	18	2	2	1	6	3

APC STAFF

Executive Director	Ronald S. London, P.E., CFM	Zoning Enforcement Officer	Judith Preske
Assistant Director	Alyssa Nilssen	GIS/Website Administrator	Megan Wirth
Senior Planner	Vacant	Survey Plat Examiner	Karen Pickett
Zoning Administrator	Kassi Virgin	Land Division Coordinator	Carrie Trice
Assistant Zoning Administrator	Morgan Gray	Bookkeeper/Office Manager	April Spraggs
Site Review Administrator	Joel Wiegand	Senior Secretary	Tara Snyder
Zoning Investigator	Angela Passick		
Zoning Enforcement Officer	Andrea Harrelson	Attorney	Dirck Stahl

FINANCING

Pursuant to an interlocal agreement between the City and the County, the APC operates under a shared funding model, with 50% of the budget supported by the City and 50% supported by the County. As summarized in Table 3, total APC expenditures for the 2025 budget year were

approximately \$1.1 million. During the same period, the APC generated more than \$370,458 in revenue, primarily from fees, with approximately 70% attributable to City activity and 30% to County activity. This represented an approximate 1% increase over 2024 revenue levels.

**TABLE 3
2025 BUDGET & DISBURSEMENTS**

2025	Budget	Transfers in/out	Expended	Returned and Repealed	Encumbrances
Salary of Employees	\$876,376.00	\$0.01	\$811,697.63	\$64,678.38	\$0.00
Social Security, PERF	\$165,198.00	\$0.00	\$152,918.60	\$12,279.40	\$0.00
Fuel	\$2,250.00	\$0.00	\$1,895.93	\$354.07	\$0.00
Garage & Motor	\$1,350.00	\$0.00	\$259.90	\$1,090.10	\$0.00
Supplies	\$6,000.00	\$0.00	\$4,256.95	\$1,743.05	\$0.00
Postage/Freight	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel/Mileage	\$1,000.00	-\$750.00	\$0.00	\$250.00	\$0.00
Communications	\$2,520.00	\$0.00	\$2,520.00	\$0.00	\$0.00
Training & Education	\$3,000.00	-\$2,000.00	\$360.00	\$640.00	\$0.00
Printing	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00
Legal Advertising	\$2,250.00	\$0.00	\$1,881.70	\$368.30	\$0.00
Maintenance & Repair	\$500.00	\$0.00	\$132.00	\$368.00	\$0.00
Rent	\$64,954.00	\$0.00	\$64,954.00	\$0.00	\$0.00
Legal Services	\$45,000.00	-\$2,500.00	\$41,581.25	\$918.75	\$0.00
Equipment Lease & Repair	\$5,500.00	\$0.00	\$4,046.06	\$1,453.94	\$0.00
Dues & Subscriptions	\$1,500.00	\$0.00	\$1,404.00	\$96.00	\$0.00
Office Machines	\$5,250.00	\$0.00	\$5,135.76	\$114.24	\$0.00
Data Management	\$4,070.00	\$0.00	\$4,070.00	\$0.00	\$0.00
Contractual Services	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$0.00
Motor Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security After Hours	\$0.00	\$2,750.00	\$2,269.67	\$480.33	0
TOTAL	\$1,187,218.00	\$2,000.01	\$1,104,383.45	\$84,834.56	\$0.00

WORK ACCOMPLISHED IN 2025

The Evansville-Vanderburgh County Comprehensive Plan

Adopted in 2016 by the APC, the Town of Darmstadt, the City Council, and the County Commissioners, the Comprehensive Plan continues to guide land use decisions and development throughout the Evansville-Vanderburgh County area. Efforts to implement the goals, objectives, and policies of the Plan remain ongoing.

Zoning Ordinance

Proposals to amend the text or standards of the Zoning or Subdivision Codes may be initiated by the legislative bodies or by the APC. State law provides that plan commissions make recommendations to the legislative body or bodies concerning proposed changes to these codes. Specifically, IC § 36-7-4-607 requires when an ordinance amendment is initiated by a participating legislative body, the proposal must be referred to the plan commission for consideration and recommendation prior to final legislative action.

Accordingly, ordinance amendments initiated by a legislative body are reviewed by the APC in its role as the local authority on land use planning. Any recommendations by staff or the APC members are usually offered in the form of an amended proposal to improve the ordinance under consideration for the “public good,” paying regard to appropriate planning concepts, including responsible development and growth, as mentioned in IC § 36-7-4-603, EMC § 18.175.020(B), and VCC § 17.36.050(B). When a proposal is initiated and eventually passed by the APC, it proceeds on to the legislative body or bodies for consideration.

In 2025, APC reviewed and advanced several zoning ordinance amendments for both the City and County. These amendments focused on modernizing development standards, improving regulatory clarity, and ensuring consistency with state law.

Ordinance Amendments Adopted by Both the City and County:

- Updates to Special Uses and school-related regulations were adopted to align local ordinances with new state legislation establishing schools as a permitted use in all zoning districts. These amendments also provided additional procedural flexibility by authorizing the BZA to extend Special Use establishment deadlines when a written request is submitted with the application.

Additional Ordinance Amendments Adopted by the City:

- Revisions to the City’s off-street parking and loading standards modernized parking regulation by relaxing minimum requirements where appropriate, establishing maximum parking requirements to reduce the potential for excessive off-street parking with new development, removing certain off-street loading requirements, adding buffering screens for loading areas, and upgrading parking lot landscaped island provisions to improve the overall appearance of new development.
- The City also amended its Sign Ordinance to more closely align with the County’s sign regulations adopted in 2024. This update was a result of a collaborative effort involving APC staff, sign companies, business representatives, APC and BZA board members, and elected officials, and reflects continued efforts to balance community aesthetics with business needs, while providing clearer and more consistent sign regulations.

Other Area Plan Commission Actions

In addition to acting on zonings, subdivisions, and ordinance amendments, the Area Plan Commission also reviews Economic Development Plan Resolutions to determine if these proposals conform to the Comprehensive Plan. In 2025, the APC reviewed and determined the Amendment to

the Jacobsville Redevelopment Plan was in conformance with the Comprehensive Plan. The updated plan incorporated several expansions to the Redevelopment Area approved since the adoption of the 2013 Plan and utilized updated data to revise plan objectives to modernize implementation strategies.

In 2025, the APC updated its Services Fee Schedule for the first time in 12 years, with the revised fees scheduled to take effect in 2026.

Throughout 2025, APC staff continued to research, prepare staff field reports, and provide technical analysis and recommendations on all proposed rezonings, variances, special uses, and appeals presented to the APC and the BZA. Additional zoning-related work regularly performed by staff included issuing permits for new development, enforcing zoning and subdivision regulations, maintaining the official GIS zoning map, and supporting the ongoing work of the APC, BZA, and land use and development processes.

Table 4 displays data on the types of applications filed over the last 5 years.

**TABLE 4
APPLICATIONS FILED 2021-2025**

ACTIVITY TYPE	YEARS				
	2021	2022	2023	2024	2025
Subdivisions Filed	16	38	38	32	37
Subdivisions Recorded	28	46	40	30	27
Improvement Location Permits	1,704	1,479	1,467	1,493	1,508
Rezonings Filed	37	43	49	41	47
Special Uses Filed	20	29	18	22	24
Variances Filed	129	121	127	113	124

ZONING ENFORCEMENT

Zoning Code enforcement in the Evansville-Vanderburgh County area is carried out by APC’s three Zoning Enforcement/Investigation Officers and is primarily initiated in response to public complaints. In 2025, APC conducted extensive inspections and follow-up actions that resulted in the issuance of more than **1,448** Zoning Code violation notices.

Properties found to be in violation of the Zoning Code often involve additional concerns related to public health and safety, public streets and rights-of-way, building or construction standards, and property maintenance. Because these issues fall outside APC’s jurisdiction, APC coordinates closely with multiple City and County departments to approach and resolve complaints collaboratively.

In 2025, APC staff also worked with City and County attorneys and elected officials to review and strengthen zoning enforcement practices. These discussions led to refined enforcement approaches, improved interdepartmental coordination, and recommendations that informed ordinance amendments across multiple departments. Together, these efforts improved consistency and effectiveness in addressing public complaints, zoning and land use violations, and nuisance properties.

SITE REVIEW PROCESS

The Site Review Committee is a key advisory and review body, composed of representatives from APC, Evansville-Vanderburgh County Building Commission, City Engineering Department, County Engineering Department, County Surveyors Office, Evansville Water & Sewer Utility, Evansville Fire Department, and Vanderburgh County Health Department. Each department serves on the Committee because it oversees different codes and regulations, allowing development proposals to be reviewed comprehensively before the issuance of Improvement Location Permits.

The Committee meets weekly via Microsoft Teams to evaluate site development plans for all new apartment complexes, as well as commercial, industrial, and other non-residential projects. In 2025, applicants submitted **336** site development plans for review, with approximately **77%** of projects located within the City and **23%** within the County. Project information may be viewed through the **Project Status** web mapping application on the APC website at www.evansvilleapc.com.

SITE REVIEW PROJECTS

Examples of projects reviewed by the Commercial Site Review Committee in 2025

CITY

HOUSING

- Apartment Complex Unnamed (301 E Columbia St.) – 1 building, 12 two-bedroom units
- The Reserve at Eastfield (3200 N Burkhardt Rd.) – new apartment complex with 11 buildings and 264 units

COMMERCIAL / INDUSTRIAL

- Wildflowers (2120 N Cullen Ave.) – change of use to daycare
- Milestone Development Corporation (4829 Constellation Ave.) – four new buildings totaling 46,900 sq ft for contractor garages and storage units
- Journey Two Enterprises, LLC (1601 Buchanan Rd.) – new 19,000 sq ft office building and 67,000 sq ft warehouse
- McDonald's (4701 Lincoln Ave.) – new 4,751 sq ft restaurant
- Hem Properties, LLC (1100 Cross Point Pl.) – new multi-tenant building with four suites totaling 9,984 sq ft
- Berry Global (7 Mary St.) – parking lot renovation and expansion

INSTITUTIONAL

- Deaconess Hospital, Inc. (5001 Healthy Way) – new medical offices totaling 60,369 sq ft
- Junior Achievement of Southwestern Indiana (2420 Diego Dr.) – new 19,255 sq ft building

COUNTY

COMMERCIAL / INDUSTRIAL

- SEZ Holdings, LLC (15000 Foundation Ave.) – 100,000 sq ft addition to warehouse
- Tristate Counters (2546 Locust Creek Dr.) – 30,000 sq ft addition to fabrication shop
- JBI Construction, Inc. (3700 Kansas Dr.) – new 18,640 sq ft warehouse with single office

ISSUANCE OF PERMITS

The APC issues Improvement Location Permits (ILPs) for residential, commercial, and industrial uses prior to the commencement of construction activity. Table 5 summarizes the permits issued by type. In 2025, a total of **1,508** new ILP applications were submitted to APC, representing a **1%** increase compared to 2024. Construction of commercial and industrial buildings saw continued growth, with an approximate **8%** increase in 2025, reaching a new five-year high with **90** ILPs issued in this category.

**TABLE 5
IMPROVEMENT LOCATION PERMITS ISSUED**

TYPES	CITY					COUNTY					TOTALS				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
Single Family	126	90	102	48	65	195	137	124	149	139	321	227	226	197	204
Multi Family															
Permits	14	37	15	14	27	2	4	2	3	4	16	41	17	17	31
Units	130	207	86	327	353	4	7	4	8	12	134	212	90	335	365
Additions & Remodeling	240	439	215	160	234	109	120	126	132	118	349	559	341	292	352
Accessory Structures	123	117	137	138	114	295	223	204	224	232	418	340	341	362	346
Commercial & Industrial Bldg	38	25	48	55	60	3	10	26	28	30	41	35	74	83	90
Change-Of-Use / Business	128	172	123	161	247	18	14	15	15	29	146	186	138	176	276
Signs - on-premise & temporary	330	57	264	313	308	55	10	27	28	52	385	67	291	341	360
Others - temporary uses	23	16	21	19	13	5	12	7	2	4	28	28	28	21	17
TOTALS	1,022	953	925	908	1068	682	526	531	581	608	1,704	1,479	1,456	1,489	1,676

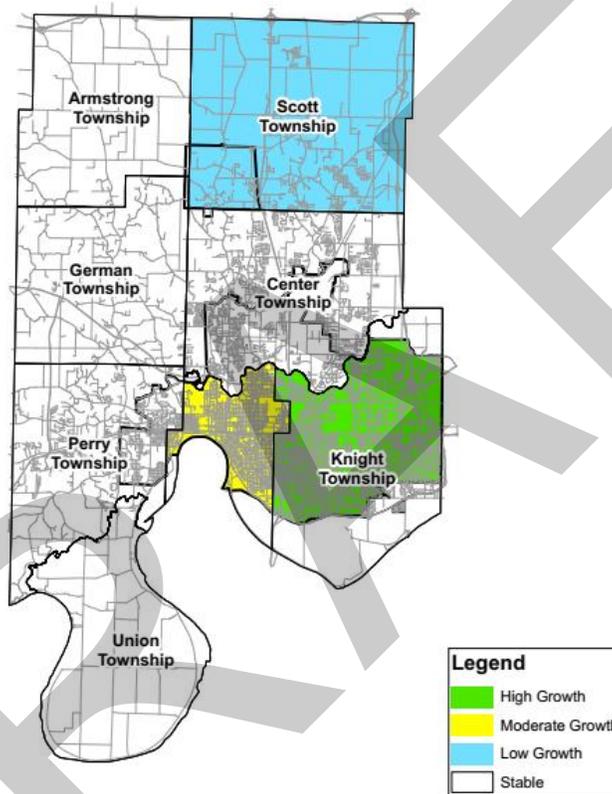
Table 6 illustrates the housing units permitted in each township. A total of **569** units were permitted in the City and County in 2025, marking an approximate **7%** increase from 2024 and the highest number of housing units permitted in the past five years. The distribution of housing permits shows more than **73%** of the units were located within the City, compared to the County.

**TABLE 6
HOUSING UNITS PERMITTED**

Township	SINGLE FAMILY					MULTI-FAMILY					TOTALS				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
ARMSTRONG	3	3	2	4	5	0	0	0	0	0	3	3	2	4	5
CENTER															
City	39	1	12	9	14	8	7	6	82	9	47	8	18	91	23
Unincorporated	35	24	27	22	30	0	1	8	4	7	35	25	35	26	37
Total	74	25	39	31	44	8	8	14	86	16	82	33	53	117	60
GERMAN	11	8	8	9	13	0	2	0	0	1	11	10	8	9	14
KNIGHT															
City	64	48	46	12	19	76	65	70	10	283	121	113	116	22	302
Unincorporated	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0
Total	64	48	46	15	19	76	65	70	10	283	121	113	116	25	302
PERRY															
City	2	2	4	4	1	0	0	0	3	2	2	2	4	7	3
Unincorporated	8	24	24	18	27	4	0	0	4	2	12	24	24	22	29
Total	10	26	28	22	28	4	0	0	7	4	14	26	28	29	32
PIGEON	21	39	39	23	31	46	125	6	232	59	67	172	45	255	90
SCOTT	138	76	64	93	64	0	4	0	0	2	138	80	64	93	66
UNION	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EVANSVILLE	126	90	101	48	65	130	205	82	327	353	256	295	183	375	418
Unincorporated	195	137	125	149	139	4	7	8	8	12	199	144	133	157	151
COUNTY TOTAL	321	227	226	197	204	134	212	90	335	365	455	439	316	532	569

In 2025, Knight Township in the City led residential development, with **302** new units permitted, followed by **90** new units in Pigeon Township. The distribution of growth is further illustrated in the 2025 Housing Change by Township Map. Overall, approximately **36%** of the permitted units were single-family, while **64%** were multi-family. Notable trends include a **65%** decline in residential growth in Pigeon Township compared to 2024, a **49%** decrease in Center Township, and a substantial **1,108%** increase in Knight Township, highlighting a significant shift in residential development patterns across the County.

2025 Housing Change By Township



SUBDIVISION REVIEW PROCESS

As designated by IC § 36-7-4-700, the APC has sole authority over the subdivision process. When reviewing a subdivision for primary plat approval, the APC evaluates whether the plat meets the standards outlined in the Subdivision Code. Both minor and major subdivisions are reviewed by the Subdivision Review Committee (SRC), which meets weekly and is composed of representatives from City and County departments. This ensures a consistent and comprehensive technical review of all development proposals. The SRC may grant plat approval for minor subdivisions without a public meeting, while major subdivisions must be reviewed by the SRC and considered and approved by the APC at a public meeting.

Following primary approval, secondary plat approval is granted administratively, after confirming the plat reflects all required conditions. A subdivision plat may not be recorded until secondary approval has been granted and certified by the Executive Director. For major subdivisions involving public

improvements, a Letter of Credit must be filed as surety to cover the cost of improvements and ensure compliance with City and County standards.

In 2025, subdivision activity decreased by **10%** compared to the previous year, as shown in Tables 4 and 7. The APC approved **5** major subdivisions, which were reviewed by the SRC, and the SRC approved **27** minor subdivisions. As of December 31, 2025, the APC held **52** active Letters of Credit for subdivision improvements, with a total value of approximately **\$2.9** million.

Table 1 provides an overview of the major and minor subdivision actions taken, while Table 7 presents detailed information on all parcelizations and subdivisions recorded in 2025. In total, the APC recorded **27** subdivision plats and **20** parcelizations, encompassing **87** lots/parcels across approximately **906.5** acres. Notably, parcelization activity decreased compared to the previous year, while the average lot size for subdivisions increased to **3.76** acres.

**TABLE 7
RECORDED SUBDIVISIONS & PARCELIZATIONS**

	CITY					COUNTY					TOTALS				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
PARCELIZATIONS	1	1	3	0	1	42	41	22	35	19	43	42	25	35	20
Parcels	2	4	6	0	2	112	99	53	86	45	114	113	59	86	47
Acres	244.54	225.66	92.87	0	52.56	1,989.64	1,550.60	790.5	1210.79	703.67	2,234.18	1,776.26	883.37	1210.79	756.23
Average Parcel Size (in Acres)	122.27	56.42	15.48	0.00	26.28	17.77	15.66	14.92	14.08	15.64	19.6	15.72	14.97	14.08	16.09
SUBDIVISIONS	20	25	21	18	14	8	21	19	12	13	28	46	40	30	27
Lots	145	77	119	67	20	110	438	78	17	20	255	515	197	84	40
Acres	116.17	136.37	200.25	86.09	64.64	82.96	228.16	201.33	37.24	85.63	119.13	364.53	401.58	123.33	150.27
Average Lot Size (in Acres)	0.81	1.77	1.68	1.28	3.23	0.76	0.52	2.58	2.19	4.28	0.78	0.71	2.04	1.47	3.76
TOTALS															
Parcels & Lots	147	81	125	67	22	222	537	131	103	65	369	618	256	170	87
Acres	360.7	362.03	293.12	86.09	117.2	2,072.60	1,778.76	991.83	1248.03	789.3	2,433.30	2,140.79	1,284.95	1,334.12	906.50

IT, GIS, AND RECORDS MANAGEMENT

Accomplishments in 2025:

- Moved remaining users from ArcMap to ArcPro
- Continued maintenance of the GIS Zoning layer to ensure the Zoning Map reflects newly approved rezonings, with ongoing efforts to update and correct the data
- Created a complete back-up of all ESRI applications and data layers
- Continued cleaning up Special Use data, completing data on 420 records and removing 164 records
- Continued scanning Rezoning, Variance, and Special Use docket files for digitization
- Continued scanning older Special Use files (1975-1982, 1986-1996, and 2017-2022) held in the office to prepare them for storage
- Converted remaining four Web AppBuilder Applications to Experience Builder
- Continued the process of updating and scanning missing subdivision plats for accuracy and completeness
- Transitioned Site Review Committee meetings to Microsoft Teams
- Added Subdivision Waivers to Lot of Record information
- Evaluated and found new permitting software that will also be home to complaints and violations (Tyler Enterprise Permitting and Licensing)
- Created electronic Docket Book using Microsoft Lists and tested for the entire year
- Built new schema for new address points layer to address Indiana State Data Harvest
- Established Docket Files electronic folder and procedures to keep all Special Uses
- Began writing workflows for all office procedures

- Created three new layers for Zoning Archives Map – Historic Special Uses, Denied Special Uses, and Withdrawn Special Uses

COMMITTEE PARTICIPATION

In addition to Site & Subdivision Review, the APC Director and/or staff serve on the following boards and committees:

Downtown Design Review	GIS Technical	Information Technology Council (ITAC)
Evansville MPO Technical	Flood Advisory	ITAC GIS Sub-Committee

The Assistant Director also served on the Evansville Core Team for the 2025 Bloomberg Harvard City Leadership Initiative Innovation Track and Implementation Accelerator programs.

CENSUS

The Area Plan Commission holds the designation as a State Data Center Affiliate for the Evansville Metropolitan Statistical Area and is a depository for Census data. The APC routinely disseminates this information as a public service. **Census statistical information** has been added to our web page in the form of tabular data and web mapping applications.

PROFESSIONAL EDUCATION

To increase staff knowledge on information that will allow the Plan Commission to better serve City/County residents, the APC staff received training in numerous online webinars. Several of the staff members participate in continuing education programs on an ongoing basis to meet professional certification requirements, such as for the American Institute of Certified Planners, Professional Engineers, Certified Floodplain Managers, and GIS.

APC WORK PROGRAM FOR 2026

Comprehensive Planning and Implementation:

- Continue the implementation of the **2015-2035 Comprehensive Plan**
- Coordinate planning efforts, including ongoing and updated Redevelopment Plans
- Review and advance zoning ordinance amendments to ensure consistency with state law, modern development standards, and community objectives

IT and GIS Initiatives:

- Continue the development, standardization, and maintenance of Zoning Map data to include all current zoning, special use, and variance data
- Continue expansion of GIS Open Data and availability
- Provide pre-Census GIS assistance as needed, including 2026 Boundary Annexation Survey and LUCA
- Continue improving the Lot of Record layer to show official property lines in the County
- Continue creating a Zoning History Map for staff to use in property searches
- Continue updating and managing Multi-Address layers
- Ensure the Special Use layer is complete and accurate
- Scan and correct missing or blurry plats currently on the Zoning Map
- Continue expanding the use of Microsoft Teams for the APC office to improve communication, collaboration, and organization
- Convert from permitting from Tyler Munis to entirely new software, Tyler EPL
- Build out new Site Review process, review, and collaboration inside of Tyler EPL

- Build out Tyler EPL to also include complaints and violations
- Create Address Point layer, in-house, for addressing and the Indiana State Data Harvest
- Development of new website

Records and Office Management:

- Continue developing and implementing an internal records management policy
- Continue writing and implementing office procedures for improved workflow, efficiency, and consistency
- Continue writing workflows for all office procedures
- Continue revising and updating all APC Master Forms
- Update APC and BZA Rules and Procedures
- Continue digitizing historic files to replace hard copies stored in the office
- Continue purging Special Use files eligible for destruction per the State’s retention schedule

ACKNOWLEDGEMENTS

MAYOR - 2025

- Honorable Stephanie Terry

CITY COUNCIL - 2025

- Ben Trockman, President
- Paul Green, Vice President
- Missy Mosby (January – October)
- Rita Taylor (November – December)
- Zac Heronemus
- Tanisha Carothers
- Angela Koehler Lindsey
- Jim Brinkmeyer
- Mary Allen
- Courtney Johnson

COUNTY COMMISSIONERS - 2025

- Justin Elpers, President
- Amy Canterbury, Vice President
- Mike Goebel

COUNTY COUNCIL – 2025

- Tom Shetler, Jr., President
- John Montrastelle, Vice President
- James Raben
- Nick Iaccarino
- Jill Hahn
- Joe Kiefer II
- Ed Bassemier

DARMSTADT TOWN BOARD - 2025

- Eric Gries, President
- Ray Engler
- Crystal Kahre
- Cecil Poag
- Mallory Lowe, Clerk-Treasurer

AREA PLAN COMMISSION - 2025

- Stacy Stevens, President
- Bill Pedtke, Vice President
- Serita Cabell
- Linda Freeman
- Mike Goebel
- Zac Heronemus
- Bill Nix
- John Shetler
- Lon Walters

BOARD OF ZONING APPEALS MEMBERS - 2025

- Bill Pedtke, Chairman
- Joy Payne, Vice Chairman
- Serita Cabell
- Mike Rudolph
- Becky Kasha
- Tom Shetler III
- Mike Zehner