

**MINUTES**  
**DEKALB COUNTY PLAN COMMISSION**  
**Wednesday, July 19, 2017**

The Regular Meeting of the DeKalb County Plan Commission was called to order at 7:00 P.M. in the Commissioner's Court of the DeKalb County Courthouse by President Tim Griffin.

**ROLL CALL:**

**Members Present:** Tim Griffin, Sandy Harrison, Jerry Yoder, Frank Pulver, Randy Deetz, Sarah Delbecq joined the meeting at 7:20 p.m., Bill VanWye joined the meeting at 7:13 p.m.

**Members Absent:** Mike Kline, Elysia Rodgers

**Staff Present:** Plan Commission Attorney David Kruse, Director/Zoning Administrator Chris Gaumer, Assistant Director Dawn Mason & Secretary Karen Bassett

**Community Representatives Present:** None

**Public in Attendance:** Cristina Lantz, Lowell Lantz, David Gump, Ben Krafft, Marlene Wasson, Caramée Crabill, Kyla Krafft, Jerry Teders, James Wolfe, Josh Beck

The Pledge of Allegiance was led by the President.

**APPROVAL OF MINUTES:**

Motion was made by Sandy Harrison and seconded by Frank Pulver to approve the June 21, 2017 minutes. Motion carried.

**CONSIDERATION OF CLAIMS:**

Motion was made by Randy Deetz and seconded by Sandra Harrison to accept the June claims as presented for \$10,469.88. Motion carried.

**OLD BUSINESS:**

A public hearing was conducted pursuant to proper legal notice

**Petition #17-05** — Nancy Treesh requesting a minor subdivision. The property is located at the intersection of County Road 34 and the Noble County line, Kendallville, Indiana and is zoned A2, Agricultural.

Dawn Mason, Assistant Director, read the report into the record.

Mr. Griffin asked if there were any questions from the Board Members

Joshua Lash, Sexton and Associates spoke on behalf of the petitioner. He stated he was looking for a positive recommendation and will be happy to answer any questions.

David Kruse asked why we had continued this petition.

Mrs. Mason advised re-notification to interested parties was required since this was past the one hearing date.

Mr. Kruse asked if any of the continuances required anything other than the notices to be resent. Chris Gaumer stated the first continuance was because the changes in the plan came after the packets were sent out to the Board Members. The re-notification had to be done, so the petition was again continued to this month.

Mrs. Mason stated everything is now finalized.

Mr. Griffin asked if there were any questions from the public. There were none.

**JURISDICTIONAL FINDINGS:**

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
  - a. Application completed and filed on 2/15/2017
  - b. Legal notice published in The Star on 6/30/2017 and affidavit given to staff.
  - c. Certificate of mailing notices sent and receipts given to staff.
  - d. Letter from the County Board of Health, dated 6/19/2017
  - e. Letter from the County Highway Department, dated 6/20/2017
  - f. Letter from the County Surveyor or Drainage Board, dated 1/26/2017 and 6/19/2017
  - g. Airport Board report, if applicable N/A
  - h. Plat prepared by Sexton and Associates
  - i. The real estate being developed is in Zoning District A2 which permits the requested development.

**FINDINGS OF FACT - UDO REQUIREMENTS:**

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
Yes, the minor subdivision will be used for residential purposes, which is compatible to the existing and adjacent land use.
2. Does the Minor Subdivision conform to the following UDO standards: Yes
  - a. Minimum width, depth & areal of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off CR 34
  - c. The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water – See Board of Health Report.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
3. Do all applicable standards conform to the UDO requirements?  
Yes, all applicable standards conform to the UDO requirements.

**CONDITIONS OF APPROVAL:**

**STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat.
- e. The appropriate drainage covenants shall be on the plat.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**

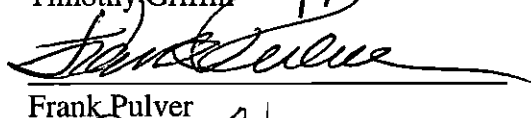
- a. Comply with the Board of Health Report of 6/19/2017, the County Highway Department Report of 6/20/2017, the County Drainage Report of 1/26/2017 and 6/19/2017, and subject to the terms and conditions set forth in any of said reports, and access to building site and residential structure shall be over the driveway approved by the Highway Department for the respective lot.
- b. Comply with Zoning Administrator's report. No additional information or corrections are required.
- c. Comply with any applicable Environmental standards as required in Article 5, 5.11; EN-01, in Unified Development Ordinance.
- d. Comply with any Flood Plain Management Ordinance.
- e. Comply with any wetland laws and regulations, where applicable. N/A
- f. Provide covenant if needed for compliance with Airport Board Requirements, N/A
- g. Zoning Administrator to determine when conditions have been met.

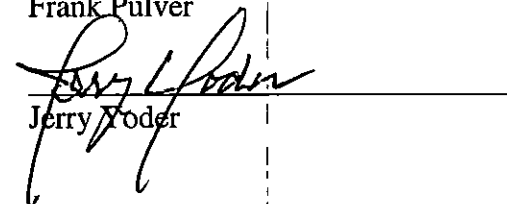
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS MINOR SUBDIVISION # 17-05, FOR TREESH HILLS, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 19th DAY OF JULY 2017.

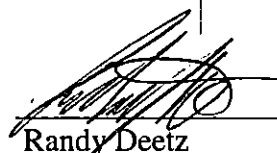
Motion to approve Petition #17-05 was made by Randy Deetz, seconded by Frank Pulver.

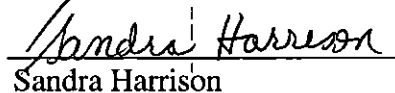
Vote tally: Yes: 5                      No: 0

  
Timothy Griffin

  
Frank Pulver

  
Jerry Yoder

  
Randy Deetz

  
Sandra Harrison

**NEW BUSINESS:**

A public hearing was conducted pursuant to proper legal notice.

Randy Deetz recused himself and left the Commissioners Court during the hearing of the Stan Kruse Petition #17-17

Petition #17-17 – Stan Kruse requesting a minor 1 lot subdivision. The property is located at the intersection of County Road 14 and County Road 19, Waterloo, Indiana and is zoned A1, Conservation Agricultural.

Dawn Mason, Assistant Director, read the report into the record.

Mr. Griffin asked if there were any questions for from the Board Members.

Jerry Teders, Tri-County Surveying spoke for the petitioner. Mr. Teders asked if there were any questions for him.

Mr. Kruse stated this came from the Howard Grimm estate and there was a base tract Mr. Grimm had sold off for a mobile home which would have been resident 1 on the base tract. Mr. Kruse built a second residence without a permit, violating the 2 house rule. Mr. Kruse is wanting to take care of that tonight.

Mr. Griffin asked if there were any questions from the public. There were none.

**JURISDICTIONAL FINDINGS:**

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
  - a. Application completed and filed on 5/30/2017
  - b. Legal notice published in The Star on 6/30/2017 and affidavit given to staff.
  - c. Certificate of mailing notices sent and receipts given to staff.
  - d. Letter form the County Board of Health, dated 6/19/2017
  - e. Letter from the County Highway Department, dated 6/1/2017
  - f. Letter from the County Surveyor or Drainage Board, dated 6/2/2017
  - g. Airport Board report, if applicable N/A
  - h. Plat prepared by Gerald Teders, Tri-County Land Surveying, P.C.
  - i. The real estate being developed is in Zoning District A1 which permits the requested development.

**FINDINGS OF FACT - UDO REQUIREMENTS:**

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
 

Yes, the minor subdivision will be used for residential purposes, which is compatible to the existing and adjacent land use.
2. Does the Minor Subdivision conform to the following UDO standards: Yes
  - a. Minimum width, depth & areal of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off CR 14.
  - c. The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water. See Board of Health report.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
3. Do all applicable standards conform to the UDO requirements?
 

Yes, all applicable standards conform to the UDO requirements.

**CONDITIONS OF APPROVAL:****STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat.
- e. The appropriate drainage covenants shall be on the plat.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**

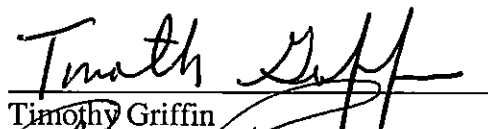
- a. Comply with the Board of Health Report of 6/19/2017, the County Highway Department Report of 6/1/2017, the County Drainage Report of 6/2/2017, and subject to the terms and conditions set forth in any of said reports, and access to building site and residential structure shall be over the driveway approved by the Highway Department for the respective lot.
- b. Comply with Zoning Administrator's report. No additional information or corrections are required.
- c. Comply with any applicable Environmental standards as required in Article 5, 5.11; EN-01, in Unified Development Ordinance.
- d. Comply with any Flood Plain Management Ordinance.
- e. Comply with any wetland laws and regulations, where applicable. N/A
- f. Provide covenant if needed for compliance with Airport Board Requirements. N/A
- g. Zoning Administrator to determine when conditions have been met.

Motion to approve Petition #17-17 was made by Bill VanWye and seconded by Sandra Harrison.

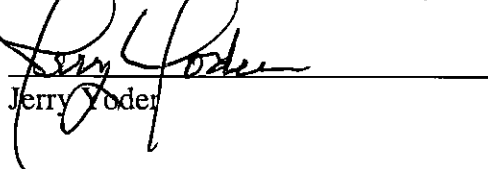
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS MINOR SUBDIVISION # 17-17, FOR KRUSE FARM, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 19th DAY OF JULY 2017.

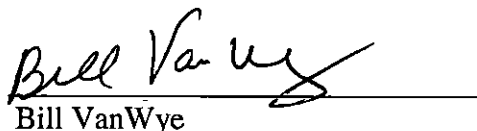
Vote tally: Yes: 5

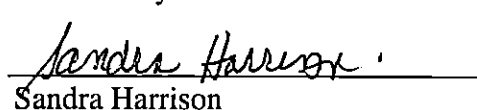
No: 0

  
 Timothy Griffin

  
 Frank Pulver

  
 Jerry Toder

  
 Bill VanWye

  
 Sandra Harrison

Petition #17-18 - Marlene Wasson requesting a minor 1 lot subdivision. The property is located south of the intersection of County Road 39 and State Road 8, Auburn, Indiana and is zoned A2, Agricultural.

Dawn Mason, Assistant Director, read the report into the record.

Mr. Griffin asked if there were any questions from the Board Members.

Mr. Kruse asked what the BZA Variance was for.

Mr. Gaumer advised it was for 110 foot of lot frontage. Mr. Gaumer stated this lot was split prior to the 2009 ordinance update and did not have the Plan Commission approval. The lot did not meet the lot width requirement.

Jerry Teders, Tri-County Land Surveying spoke on behalf of the petitioner. Mrs. Wasson is requesting the minor 1 lot subdivision so her grandson can build a home sometime in the future.

Bill VanWye asked about a drain going through the property and asked if they were going to build in front of it.

Mr. Teders advised they will build on the high area, south east of the soil borings.

Mr. Kruse stated under the conditions it will be stated the structure will be in compliance with setbacks for regulated drains.

James Wolfe, owner of the property behind and beside Mrs. Wasson's property, questioned if the subdivision will affect any easements on his property.

Mr. Gaumer advised it will not.

Mrs. Mason asked if it was an additional easement that goes across Mr. Wolfe's property.

Mr. Teder's advised it cuts 12 feet at the northwest corner, so he can get to his property in the back.

Mr. Teders advised he had asked Mr. Wolfe if he had any documentation of the easement, because Mr. Teders did not find anything in his research. If Mr. Wolfe could get the documentation to him, he will show it on the plat.

Mrs. Mason asked if it was going to be an easement that would hinder the building area in any way.

Mr. Teder's advised no.

Mr. Gaumer advised to show as a condition where if Mr. Wolfe provides documentation of the easement, Mr. Teder's will show it on the plat.

Mr. Griffin asked if there were any further questions from the public. There were none.

**JURISDICTIONAL FINDINGS:**

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
  - a. Application completed and filed on 5/9/2017
  - b. Legal notice published in The Star on 6/30/2017 and affidavit given to staff.
  - c. Certificate of mailing notices sent and receipts given to staff.
  - d. Letter from the County Board of Health, dated 6/16/2017
  - e. Letter from the County Highway Department, dated 6/1/2017
  - f. Letter from the County Surveyor or Drainage Board, dated 6/2/2017
  - g. Airport Board report, if applicable N/A
  - h. Plat prepared by Gerald Teders, Tri-County Land Surveying, P.C.
  - i. The real estate being developed is in Zoning District A2 which permits the requested development.

**FINDINGS OF FACT - UDO REQUIREMENTS:**

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
Yes, the minor subdivision will be used for residential purposes, which is compatible to the existing and adjacent land use.
2. Does the Minor Subdivision conform to the following UDO standards: Yes
  - a. Minimum width, depth & area of lot(s)  
The BZA gave a Variance of 110 ft. for lot frontage.
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off CR 39.
  - c. The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water. See Board of Health report.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
3. Do all applicable standards conform to the UDO requirements?  
Yes, all applicable standards conform to the UDO requirements.

**CONDITIONS OF APPROVAL:****STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat.
- e. The appropriate drainage covenants shall be on the plat.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**


- a. Comply with the Board of Health Report of 6/16/2017, the County Highway Department Report of 6/1/2017, the County Drainage Report of 6/2/2017, and subject to the terms and conditions set forth in any of said reports, and access to building site and residential structure shall be over the driveway approved by the Highway Department for the respective lot.
- b. Comply with Zoning Administrator's report. No additional information or corrections are required.
- c. Comply with any applicable Environmental standards as required in Article 5, 5.11; EN-01, in Unified Development Ordinance.
- d. Comply with any Flood Plain Management Ordinance. N/A
- e. Comply with any wetland laws and regulations, where applicable. N/A
- f. Provide covenant if needed for compliance with Airport Board Requirements. N/A
- g. Any structure shall be in compliance with the setbacks for regulated drains.
- h. Amend the plat to show an easement if documentation is provided by James Wolfe.
- i. Zoning Administrator to determine when conditions have been met.

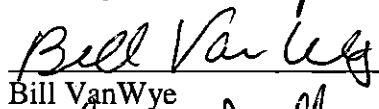
Motion to approve Petition #17-18 was made by Jerry Yoder, seconded by Sandra Harrison.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS MINOR SUBDIVISION # 17-18, FOR FERN GULLY, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 19th DAY OF JULY 2017.

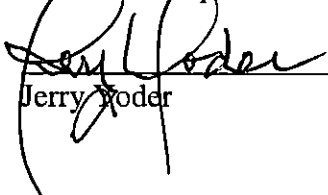
Vote tally: Yes: 7


No: 0

  
Timothy Griffin


  
Bill VanWye

  
Sarah Delbecq

  
Jerry Yoder

  
Randy Deetz

  
Frank Pulver

  
Sandra Harrison



Petition #17-19 - Joshua Beck requesting a minor 1 lot subdivision. The property is located on County Road 00 N on the Steuben and DeKalb County line, Waterloo, Indiana and is zoned A1, Conservation Agricultural.

Dawn Mason, Assistant Director, read the report into the record.

Mr. Griffin asked if there were any questions from Board Members.

Josh Beck, petitioner, offered to answer any questions.

Randy Deetz asked Mr. Beck if he was aware there is a 20 ft. drain easement along the road to the front and the regulated tile to the back.

Mr. Beck advised he is aware.

Mr. Griffin asked if there were any questions from the public. There were none.

#### **JURISDICTIONAL FINDINGS:**

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
  - a. Application completed and filed on 6/13/2017
  - b. Legal notice published in The Star on 6/30/2017 and affidavit given to staff.
  - c. Certificate of mailing notices sent and receipts given to staff.
  - d. Letter from the County Board of Health, dated 6/16/2017
  - e. Letter from the County Highway Department, dated 6/13/2017
  - f. Letter from the County Surveyor or Drainage Board, dated 6/15/2017
  - g. Airport Board report, if applicable N/A
  - h. Plat prepared by Donovan Engineering, Inc.
  - i. The real estate being developed is in Zoning District A1 which permits the requested development.

#### **FINDINGS OF FACT - UDO REQUIREMENTS:**

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
 

Yes, the minor subdivision will be used for residential purposes, which is compatible to the existing and adjacent land use.
2. Does the Minor Subdivision conform to the following UDO standards: Yes
  - a. Minimum width, depth & areal of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off CR 00N.
  - c. The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water. See Board of Health Report.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
3. Do all applicable standards conform to the UDO requirements?
 

Yes, all applicable standards conform to the UDO requirements.

**CONDITIONS OF APPROVAL:****STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat.
- e. The appropriate drainage covenants shall be on the plat.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**

- a. Comply with the Board of Health Report of 6/16/2017, the County Highway Department Report of 6/13/2017, the County Drainage Report of 6/15/2017, and subject to the terms and conditions set forth in any of said reports, and access to building site and residential structure shall be over the driveway approved by the Highway Department for the respective lot.
- b. Comply with Zoning Administrator's report. No additional information or corrections are required.
- c. Comply with any applicable Environmental standards as required in Article 5, 5.11; EN-01, in Unified Development Ordinance.
- d. Comply with any Flood Plain Management Ordinance. N/A
- e. Comply with any wetland laws and regulations, where applicable. N/A
- f. Provide covenant if needed for compliance with Airport Board Requirements. N/A
- g. Zoning Administrator to determine when conditions have been met.

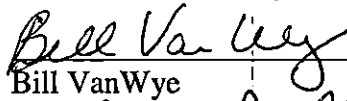
Motion to approve Petition #17-19 was made by Randy Deetz, seconded by Sandra Harrison.

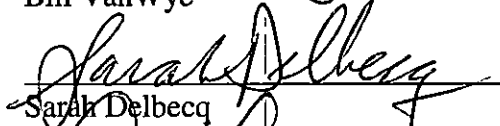
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS MINOR SUBDIVISION # 17-19, FOR BECK'S ADDITION, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 19th DAY OF JULY 2017.

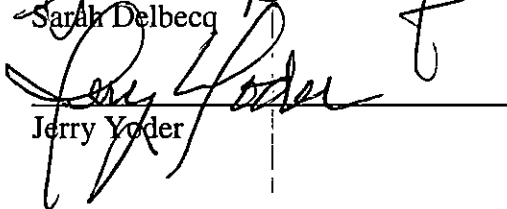
Vote tally: Yes: 7

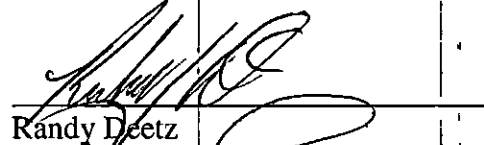
No: 0

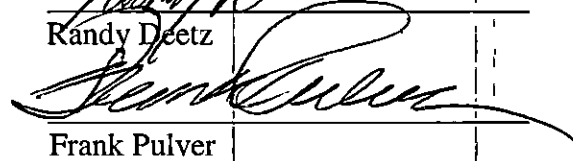
  
Timothy Griffin

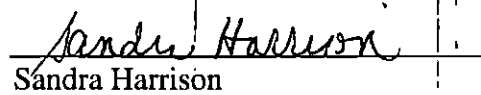
  
Bill VanWye

  
Sarah Delbecq

  
Jerry Yoder

  
Randy Deetz

  
Frank Pulver

  
Sandra Harrison

Petition #17-20 - Ben Krafft with owner J & L Farms, Inc. requesting a minor 2 lot subdivision. The property is located at the intersection of County Road 60 and County Road 55, Saint Joe, Indiana and is zoned A2, Agricultural.

Dawn Mason read the report into the record.

Mr. Griffin asked if there were any questions from the Board Members.

Jerry Teders, Tri-County Land Surveyor spoke on behalf of Ben Krafft and his sister Mrs. Crabill.

Mrs. Mason stated parcel -007, has already been split. The -005 and blue lines showing on the map are the new lot lines.

Mr. Deetz asked if the driveway will be off of county road 55 or country 60.

Mr. Teder's advised country road 60.

Mr. Deetz asked if it was going to be a joint drive.

Mr. Teder's stated there will be separate drives which the county approved.

Mr. Kruse asked what was given to the Highway Department to get their approval.

Mrs. Mason advised at this time there is no requirement to obtain a driveway permit for the exact location of the driveway. The Highway Department will give the permit when the Improvement Location Application is filled out. The exact location of the driveways is not known at this time.

Mr. Teder's advised when he did the TOPO, he placed stakes where the location of the driveways will be. The owners were then given 5 days to move them, if they have a different preferred location, before the county highway inspects them

Mr. Griffin asked if there were any questions from the public. There were none.

#### **JURISDICTIONAL FINDINGS:**

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
  - a. Application completed and filed on 6/9/2017
  - b. Legal notice published in The Star on 6/30/2017 and affidavit given to staff.
  - c. Certificate of mailing notices sent and receipts given to staff.
  - d. Letter from the County Board of Health, dated 6/19/2017
  - e. Letter from the County Highway Department, dated 6/12/2017
  - f. Letter from the County Surveyor or Drainage Board, dated 6/15/2017
  - g. Airport Board report, if applicable N/A

- h. Plat prepared by Gerald Teders, Tri-County Land Surveying P.L.S.
- i. The real estate being developed is in Zoning District A2 which permits the requested development.

**FINDINGS OF FACT - UDO REQUIREMENTS:**

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?  
Yes, the minor subdivision will be used for residential purposes, which is compatible to the existing and adjacent land use.
2. Does the Minor Subdivision conform to the following UDO standards: Yes
  - a. Minimum width, depth & areal of lot(s)
  - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required. Adequate access off CR 60
  - c. The extension of water, sewer & other municipal services, if applicable or required. Or private septic system and water. See Board of Health Report.
  - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
3. Do all applicable standards conform to the UDO requirements?  
Yes, all applicable standards conform to the UDO requirements.

**CONDITIONS OF APPROVAL:**

**STANDARD CONDITIONS TO BE RECORDED ON OR WITH THE PLAT:**

- a. This lot shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plat would have any retroactive applicability to this division of land.
- b. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
- c. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
- d. The appropriate agricultural covenants shall be on the plat.
- e. The appropriate drainage covenants shall be on the plat.

**CONDITIONS THAT WILL NOT BE RECORDED BUT MUST BE MET:**

- a. Comply with the Board of Health Report of 6/19/2017, the County Highway Department Report of 6/12/2017, the County Drainage Report of 6/15/2017, and subject to the terms and conditions set forth in any of said reports, and access to building site and residential structure shall be over the driveway approved by the Highway Department for the respective lot.
- b. Comply with Zoning Administrator's report. No additional information or corrections are required.

- c. Comply with any applicable Environmental standards as required in Article 5, 5.11; EN-01, in Unified Development Ordinance.
- d. Comply with any Flood Plain Management Ordinance. N/A
- e. Comply with any wetland laws and regulations, where applicable. N/A
- f. Provide covenant if needed for compliance with Airport Board Requirements. N/A
- g. Zoning Administrator to determine when conditions have been met.

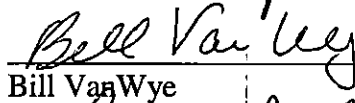
Motion to approve Petition #17-20 was made by Frank Pulver, seconded by Sarah Delbecq.

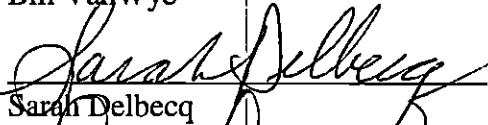
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS MINOR SUBDIVISION # 17-20, FOR KRAFFT-CRABILL ADDITION, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 19th DAY OF JULY 2017.

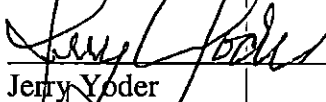
Vote tally: Yes: 7

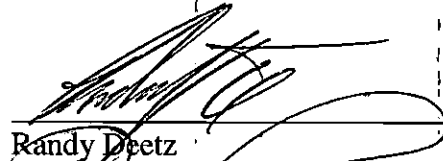
No: 0

  
Timothy Griffin

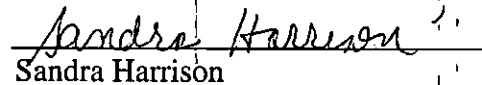
  
Bill Van Wye

  
Sarah Delbecq

  
Jerry Yoder

  
Randy Deetz

  
Frank Pulver

  
Sandra Harrison

**REPORTS FROM OFFICERS, COMMITTEES, STAFF OR TOWN/CITY LIAISONS:**

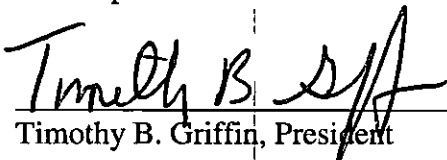
Mrs. Harrison reported Hamilton had a public hearing on changing the zoning from R1 to B1. The decision as to whether they go through with the change or not will be made at their next meeting.

Mr. Pulver reported Garrett has not held a meeting for 2-3 months.

Mr. Griffin reported the City of Auburn discussed the True Hotel by Marriott going to be built.

Mr. Deetz reported Butler is working on their Comprehensive Plan. Waterloo has an area being rezoned, but could not act on it because they did not have a quorum. They are proceeding forward with the water and sewer.

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:58 p.m.

  
Timothy B. Griffin, President

Mike Kline, Vice President