

**MINUTES**  
**DEKALB COUNTY PLAN COMMISSION**  
**Wednesday, November 22, 2017**

The Special Meeting of the DeKalb County Plan Commission was called to order at 8:30 A.M. in the Commissioner's Court of the DeKalb County Courthouse by Vice President Bill Van Wye.

**ROLL CALL:**

Members Present: Randall Deetz, Sandra Harrison, Frank Pulver, Bill Van Wye, Jerry Yoder, Elysia Rodgers and Sarah Delbecq, and Mike Kline.

Members Absent: Tim Griffin.

Staff Present: Plan Commission Attorney David Kruse, Director/Zoning Administrator Chris Gaumer, Assistant Director Dawn Mason & Secretary Caeli Hixson.

Community Representatives Present: None

Public in Attendance: None

The Pledge of Allegiance was led by the Vice President.

**OLD BUSINESS:**

Petition #17-16 – Subdivision Standards

Director/Zoning Administrator Chris Gaumer gave a brief update regarding the feedback from the Commissioner's and their requests. Notification and the suggestion of a Plat Committee were the main topics of discussion. He explained that he was trying to expedite the process for subdivisions, up to 3 lots, by allowing Planning Staff to make an approval in-house. The Commissioners were concerned with adjacent land owner notification due to potential drainage problems. Mr. Gaumer asked if issues could be resolved by a public meeting with the Drainage Board instead of being done at the Plan Commission level.

Mr. Kline stated that the developer or engineer brings the plat to the Drainage Board and they discuss it. There is currently no notification process for Drainage Board in place. He said that notification has always been done through the Plan Commission and that if there were any concerns brought forth during a Plan Commission meeting, then it would be tabled and brought to the drainage board for resolve. He said that his office does not have authority to go onto people's property to look for problems etc. and that he has to be directed by Plan Commission to go and investigate per any drainage problems or concerns that arise during Plan Commission meetings.

Mr. Deetz stated that notification was the major issue that was important to the Commissioner's. He said that he has no problem with the Planning Department making in-house decisions on one lot subdivisions, it was the notification that was of concern.

Mr. Gaumer said that he understands public notice however, if staff approval is ok but notification is still required then the tracking of each notice gets complicated. He said that the intent for staff approval was to expedite the process and not to create more work.

Mrs. Mason stated that she feels the land owners are getting a little bit mislead because they go through Drainage Board and get the approval for their plat but if a citizen comes to the Plan Commission meeting and has concerns about drainage then the petition gets tabled and they now have to wait longer because it has to go back to Drainage Board and then again back to Plan



Commission. She said that if everything was done at the drainage level it would eliminate the aforementioned problem and make for a smoother process.

Mr. Van Wye said that notifying only the adjacent land owners does not necessarily cover the drain because some of these drains are over 2 miles long. Mrs. Mason said that if that's the case, then the 300ft buffer that's currently in place is obsolete and notification should be given to everyone that falls within that drain but the drains are not Plan Commission jurisdiction so it would be better for the petitioner's, if those types of questions came up, that they be in front of the proper authority to answer those questions.

Mrs. Mason asked what happens if a person who owns a parent tract, who doesn't have to go through Plan Commission, builds a house and it causes a drainage issue but it's just the one house. Mr. Deetz said private drainage is difficult. It would go to the Drainage Board first and if it could not be resolved then it would go to court.

Mr. Gaumer asked if the Drainage Board would require the buyer/developer/owner to upgrade a drain that was in poor condition. Mr. Kline said that they request the developer to pay X amount of money per lot towards the reconstruction fee and that they notify adjacent land owners of potential drainage problems while it is being fixed but that this is only for regulated drains.

Mr. Gaumer advised that if a Plat Committee is established, it would be held as a day meeting and not a night meeting.

There was a 5 minute break from 9:21 a.m. to 9:26 a.m.

Mr. Gaumer asked if there were any other comments.

Mrs. Delbecq stated that there isn't a perfect solution for how this gets delegated but reflecting on how the time is spent during the regular meetings, if there were less 1 lot subdivisions to be considered then there would be time for other things, like changes to the UDO, to be discussed.

Mr. Kline said that he agrees with Mrs. Delbecq. He feels that the Plan Commission doesn't spend enough time looking at what they should be doing instead of worrying about the 1 lot subdivisions. He said that Plan Commission should be planning and establishing where the County should go, guiding the County through the future.

Mr. Gaumer continued with the proposed changes to the Subdivision Standards.

Mr. Pulver asked if this is adopted does that mean that they will automatically establish a Plat Committee. Mr. Gaumer said no, it would be status quo until the Plan Commission said they were ready to establish a Plat Committee.

Mr. Kline noted that in Article 11 under subdivisions, there is mention of exempt properties but that there was no reference as to where to find the list of exempt properties within the Ordinance and under Subdivision Minor under a) it says 3 or fewer lots but Subdivision Major under c) it says more than 4 lots. He suggested that an amendment be made so that c) says "4 or more lots."

Mr. Gaumer requested to revisit these standards in a year to re-evaluate.

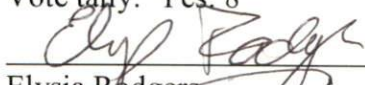
Mr. Van Wye entertained a motion to approve the amendment with the two above mentioned corrections or to disapprove.

**IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO APPROVE THE AMENDMENTS PROPOSED BY THE DEKALB COUNTY COMMISSIONERS TO THE PREVIOUSLY APPROVED SUBDIVISION STANDARDS TEXT AMENDMENT, PETITION #17-16, ON THIS 22<sup>ND</sup> DAY OF NOVEMBER, 2017.**

Randall Deetz made motion to approve the amendment with the two additional corrections, seconded by Sandra Harrison.

Vote tally: Yes: 8

No:

  
 Elysia Rodgers

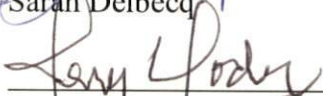
  
 Frank Pulver

  
 Sandra Harrison

  
 Mike Kline

  
 Bill Van Wye


  
 Sarah Delbecq

  
 Jerry Yoder

  
 Randall Deetz

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:05 p.m.

  
 Timothy B. Griffin, President

  
 Bill Van Wye, Vice President