

MINUTES
DEKALB COUNTY PLAN COMMISSION
Wednesday January 19, 2022

The Regular Meeting of the DeKalb County Plan Commission was called to order at 7:00 p.m in the DeKalb County Commissioner's Court by Sarah Delbecq.

ROLL CALL:

Members Present: Sarah Delbecq, Sandra Harrison, Bill VanWye, Michelle Lassiter, Jerry Yoder, Jason Carnahan and Mike Watson,

Members Absent: Taiylor Hollis, Elysia Rodgers, Frank Pulver

Staff Present: Plan Commission Attorney Andrew Kruse, Director/Zoning Administrator Chris Gaumer & Secretary Alicia Shackelford

Representatives Present: Don Myers- City of Auburn

Public in Attendance: None

The Pledge of Allegiance was led by Sarah Delbecq

ELECTION OF OFFICERS – Motion made by Jason Carnahan to keep all the same officers as current. Sarah Delbecq-President, Frank Pulver- Vice President, and Alicia Shackelford-secretary. Mike Watson then closed the nominations with Jason Carnahan seconded to close and all members present were in favor.

CITY AND TOWN REPRESENTATIVES – A vote was held to retain Town Representatives: Sandra Harrison – Hamilton, Butler and Waterloo, Frank Pulver – Garret, Bill Van Wye - Ashley and Mike Watson - Auburn. None opposed. Motion passed.

BZA APPOINTMENT – By unanimous vote Jason Carnahan was voted in as the Plan Commission member of BZA and Jerry Yoder as alternate Member. None opposed. Motion carried.

PLAT APPOINMENT – Bill VanWye requested to be removed and Jerry Yoder was added to the committee. None opposed. Motion carried.

APPROVAL OF MINUTES:

Motion was made by Mike Watson and seconded by Jason Carnahan to approve the November 17, 2021 and December 03, 2021 minutes. None opposed. Motion carried.

CONSIDERATION OF CLAIMS:

Motion was made by Jason Carnahan and seconded by Sandy Harrison to accept the November & December 2021 claims as presented for \$49151.15. None opposed. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition 22-03: Text Amendment to the Unified Development Ordinance to revise the language of Section 5.52: Telecommunications Facility and adding Telecommunications Facility as a permitted use to Zoning Districts in Article 2

Chris Gaumer gave an overview of the Unified Development Ordinance. He explained that sub committee met and reviewed the language of this ordinance and that the section that included live evergreens screening section was removed from the UDO.

Chris Gaumer asked the committee if anyone wanted to add anything to this discussion. Mike Watson did Thank all sub committees' efforts for getting the county into compliance with this ordinance.

Sarah Delbecq asked if anyone had any questions, there were none.

Attorney Kruse asked if anyone had any concerns regarding the UDO requirements, no one had any questions.

Sarah Delbecq closed the public hearing.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

- a. Legal notice published in The Star on **January 7, 2022** and Publishers Affidavit given to staff

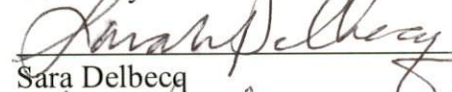
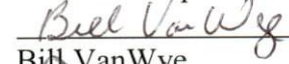
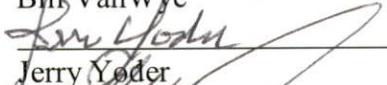

STAFF RECOMMENDATIONS:


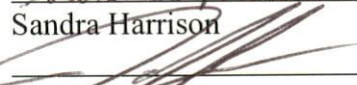

Staff recommends that the proposed text amendment be certified by the Plan Commission with a favorable recommendation to the County Commissioners

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION AND THAT THIS ZONE MAP AMENDMENT, PETITION #22-03, IS HEREBY CERTIFYING A FAVORABLE TO THE COUNTY COMMISSIONERS ON THIS 19th DAY OF JANUARY, 2022

Motion made by Bill VanWye, Seconded by Jason Carnahan

Vote tally: Yes: 7 No: 0


Sara Delbecq

Bill VanWye

Jerry Yoder

Mike Watson


Sandra Harrison

Jason Carnahan

Michelle Lassiter

Petition 22-04: an amendment Section 3.07: Establishment of Airport Compatibility Area, Figure 3.1. The purpose of this amendment it to remove the zones that were associated with the once proposed cross-wind runway and replace with applicable & appropriate zones as proposed and accepted by the DeKalb County Airport Authority.

Chris Gaumer gave an overview of this amendment. Attorney Kruse asked about the pond and bump out, clarifying that no changes were made to an underlying lawsuit. Jason Carnahan asked about overlays possibly being added. Chris Gaumer answered the questions regarding the Overlay District.

Sarah Delbecq closed the public hearing. Sarah Delbecq asked if anyone had any questions.

JURISDICTIONAL FINDINGS:

1. The petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.
 - a. Legal notice published in The Star on **January 7, 2022** and Publishers Affidavit given to staff
 - b. Letter from the DeKalb County Airport Authority, dated **December 21, 2021**

UDO & STATUTORY MATTERS TO CONSIDER:

1. Is the change in zoning in harmony with the Comprehensive Plan?
The amendment to the Airport Compatibility Overlay District is in harmony with the Comprehensive Plan.
2. Do the current conditions and the character of current structures and uses in each district adapt to the proposed zoning?
The existing development surrounding the area will remain the same.
3. Is the change in zoning consistent with the most desirable use for which the land in each zoning district is adapted?
The proposed amendment to the ACO District zoning district is desirable in this area.
4. Will the change in zoning help with the conservation of property values throughout the jurisdiction?
The property values of the area should not be disturbed negatively.
5. Does the change in zoning promote responsible development and growth?
In changing the ACO districts, the Plan Commission will be promoting responsible development and growth.

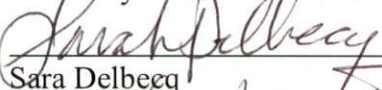
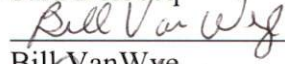
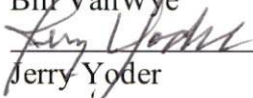
PLANNING STAFF RECOMMENDATIONS/COMMENTS:

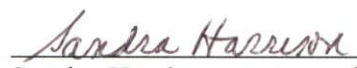
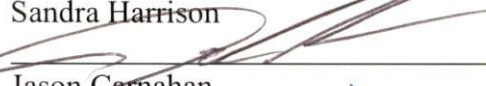
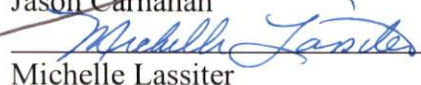
The recommendation from staff is to give a favorable recommendation to the County Commissioners for the requested Amendment to the Airport Compatibility Overlay District.

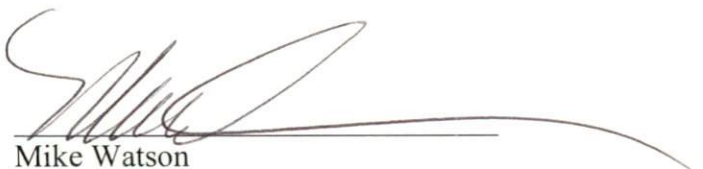
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION AND THAT THIS ZONE MAP AMENDMENT, PETITION **#22-04**, IS HEREBY CERTIFYING A FAVORABLE TO THE COUNTY COMMISSIONERS ON THIS 12th DAY OF JANUARY 2022

Motion made by Jerry Yoder, Seconded by Michelle Lassiter

Vote tally: Yes: 7 No: 0


Sara Delbecq

Bill Van Wye

Jerry Yoder


Sandra Harrison

Jason Carnahan

Michelle Lassiter



Mike Watson

REPORTS FROM OFFICERS, COMMITTEES, STAFF OR TOWN/CITY LIAINSONS:

Chris Gaumer informed those in attendance about the Indiana Farm Bureau's Agricultural Planning & Zoning School that registration is required and the date and time.

Sarah Delbecq asked if there were any reports from Officers, Committees, Staff or Town/City Liaisons. Chris Gaumer did speak about the ETJ that Garrett is working on. Sarah Delbecq asked if there was anything further from anyone, no one spoke.

ADJOURNMENT:

Mrs. Delbecq adjourned the meeting at 7:42 p.m.



President-Sarah Delbecq



Secretary-Alicia Shackelford