

MINUTES
JOINT MEETING OF DEKALB COUNTY PLAN COMMISSION
AND COUNTY COMMISSIONERS
Wednesday, May 18th, 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, Jerry Yoder, Jason Carnahan, Mike Watson, Michelle Lassiter, Frank Pulver, and Elysia Rodgers

Members Absent: Bill Van Wye and Taiylor Hollis

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

Community Representatives Present: None

Public in Attendance: William Hatfield and William Hatfield II

The Pledge of Allegiance was led by President, Sarah Delbecq.

APPROVAL OF MINUTES:

Motion was made by Mike Watson and seconded by Jason Carnahan to approve the February 16th, 2022 minutes. Motion carried.

APPROVAL OF CONSIDERATIONS:

Motion was made by Jason Carnahan, seconded by Sandra Harrison to approve February, March, and April 2022 Considerations of Claims for \$60,286.09. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition: # 22-21 William Hatfield II requesting a Development Plan for the commercial development & construction of a pole barn style building used for automobile window tinting. The property is located at 6417 SR 205, LaOtto, Indiana

Chris Gaumer explained the use of the Development Plan. Chris Gaumer asked if there were any questions. There were none.

Sarah Delbecq asked if there were any questions. There were none. Sarah Delbecq closed the hearing.

JURISDICTIONAL FINDINGS:

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

1. Application completed and filed on **March 31, 2022**
2. Legal notice published in The Star on **May 6, 2022** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated _____.
5. Letter from County Highway dated **April 25, 2022**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 22, 2022**

7. Letter from the Drainage Board, dated **April 19, 2022**
8. Airport Board report, if applicable **not applicable**
9. The real estate being developed is in Zoning District **C2 – Neighborhood Commercial**, which permits the requested development.

PROPOSED FINDINGS OF FACT:

When considering approval of a Development Plan, the DeKalb County Plan Commission shall — under Section 9.08 G(6 & 7) of the DeKalb County Unified Development Ordinance — determine the following:

1. Does the Development Plan meet the minimum design standards as listed in Section 9.08: Development Plan?
Yes, all minimum design standards are met. See Staff Report and letters from the DeKalb County Highway Dept., Health Dept., Soil Water Conservation District & Drainage Board.
2. Is the Development Plan consistent with the Comprehensive Plan?
Yes, commercial development is encouraged in areas zoned appropriately. This property is zoned Neighborhood Commercial to promote this type of development.
3. Does the Development Plan comply with the standards of this Unified Development Ordinance?
Yes, all Development Standards of the Unified Development Ordinance are in compliance with the Development Plan. See Staff Report and letters from the DeKalb County Highway Dept., Health Dept., Soil Water Conservation District & Drainage Board.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Staff is recommending approval of the Development recommends the following conditions:

Conditions of Approval

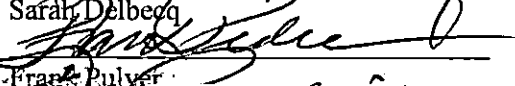
1. The Plan Commission retains continuing jurisdiction of this Development Plan to assure compliance with all terms and conditions and/or impose additional conditions deemed necessary for health and safety.
2. This Development Plan is approved for an automobile-oriented business: window tinting.
3. No Improvement Location or Building Permit will be issued until final permitting from the State Board of Health or DeKalb County Health Dept. is received.
4. Development to commence within three (3) year and be completed within seven (7) years. See UDO Section 9.08 H.
5. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. And further, where applicable, file written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

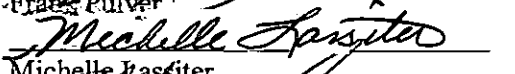
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS DEVELOPMENT PLAN, PETITION #22-21, FOR WILLIAM HATFIELD , IS HEREBY GRANTED APPROVAL ON THIS 18th DAY OF MAY 2022.

Motion made by Mike Watson, Seconded by Sandy Harrison

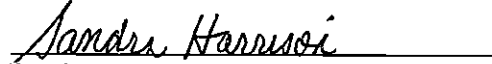
Vote tally: Yes: 7 No: 0


Sarah Delbecq


Frank Pulver


Michelle Cassiter


Mike Watson


Sandra Harrison


Jerry Yoder

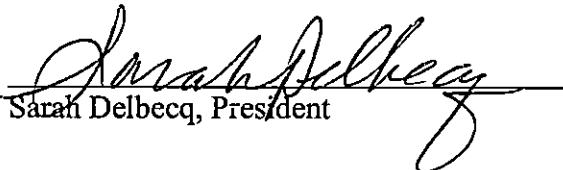

Jason Carnahan

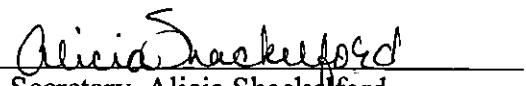
Drafts of Proposed UDO Revisions- Outdoor Advertising Signs.

Chris Gaumer reviewed the proposed language changes for Outdoor Advertising Signs.

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

The meeting was adjourned at 7:36 p.m.


Sarah Delbecq, President


Secretary, Alicia Shackelford