

**MINUTES**  
**DEKALB COUNTY PLAN COMMISSION**  
**Friday December 3, 2021**

The Special Meeting of the DeKalb County Plan Commission was called to order at 8:00 a.m. in the DeKalb County Commissioner's Court by Sarah Delbecq.

**ROLL CALL:**

Members Present: Sarah Delbecq, Sandra Harrison, Frank Pulver, Bill Van Wye, Jerry Yoder, Jason Carnahan, Mike Watson, and Michelle Lassiter

Members Absent: Taiylor Hollis, Elysia Rodgers

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

Staff Absent:

Community Representatives Present:

Public in Attendance: Myles Leas

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

**NEW BUSINESS:**

Petition #21-32- Myles Leas is requesting a Zone Map Amendment from I2- Low Intensity Industrial to A2- Agricultural. The property is located on County Road 61 approximately one-half mile south of the intersection of County Road 61 & County Road 36, Butler, Indiana. Chris Gaumer read the report.

Jerry Yoder spoke in regards to prior years requested of rezoning and was denied.

Andrew Kruse asked about other homes being on the property.

Chris Gaumer explained that if the property remained zoned as I2, Insurance companies may not cover losses, such as fire, tornados. Rezoning the property I2 to A2 would benefit the homes on the property as well.

Mrs. Delbecq inquired about additional questions or comments from the Members.

Mrs. Delbecq invited the Petitioner Myles Leas to approach the mic.

Myles Leas stepped up to the microphone thanked the Plan Commission for expediting the request for Rezoning property from I2 to A2 so he could build a single-family home on the property.

Mrs. Delbecq asked for further questions or comments from the public. There were none.

Mrs. Delbecq asked for further questions or comments from the Plan Commission. There were none.

Mrs. Delbecq closed the public hearing.

**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 **October 14, 2021**

- b. Legal notice published in The Star on **November 5, 2021** and Publishers Affidavit given to staff
- c. Certificate of mailing notices sent and receipts given to staff.
- d. Report from the County Board of Health, dated **October 18, 2021**
- e. Report from the County Highway Department, dated **October 18, 2021**
- f. Report from the DeKalb County Soil & Water Conservation District, dated **October 15, 2021**
- g. Report from the County Surveyor, dated **October 15, 2021**

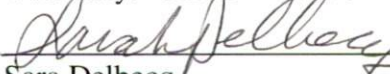
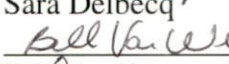
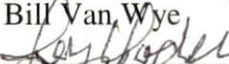

#### UDO & STATUTORY MATTERS TO CONSIDER:

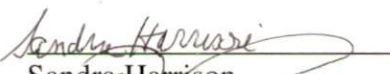
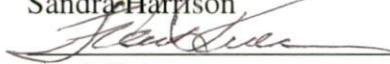

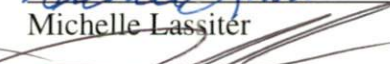
1. Is the change in zoning in harmony with the Comprehensive Plan?  
*The subject site has a Future Land Use designation of Industrial. The proposed zoning district is not necessarily compatible with this FLU designation but the designation does not limit the Zoning Districts that can be located within it.*
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 is generally Agricultural & Single Family Residential. This property was zoned Rural Residential until January 2009 and was then changed to I2 when the Unified Development Ordinance was enacted. The property should have been zoned A2.*
3. Is the change in zoning consistent with the most desirable use for which the land in each zoning district is adapted?  
*The proposed zoning district is desirable in this area. This property was zoned Rural Residential until January 2009 and was then changed to I2 when the Unified Development Ordinance was enacted. The property should have been zoned A2.*
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 considering the adjacent uses.*
5. Does the change in zoning promote responsible development and growth?  
*In changing the zoning of the property to A2, Agricultural, the Plan Commission will be promoting the desired use for the land.*

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION AND THAT THIS ZONE MAP AMENDMENT, PETITION **#21-32**, IS HEREBY CERTIFYING A FAVORABLE TO THE COUNTY COMMISSIONERS ON THIS 3rd DAY OF DECEMBER, 2021.

Motion made by Sandy Harrison, Seconded by Jerry Yoder.

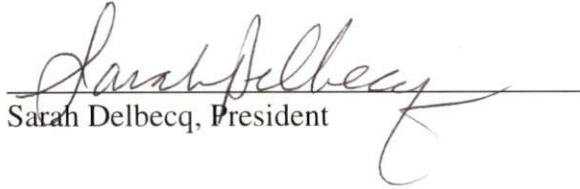
Vote tally: Yes: 8 No: 0

  
Sara Delbecq  
  
Bill Van Wye  
  
Jerry Yoder  
  
Mike Watson

  
Sandra Harrison  
  
Frank Pulver  
  
Michelle Lassiter  
  
Jason Carnahan

**ADJOURNMENT:**

Mrs. Delbecq adjourned the meeting at 9:00 a.m.

  
Sarah Delbecq, President

  
Secretary, Alicia Shackelford