

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

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AGENDA

DeKalb County Board of Zoning Appeals

Commissioners Court – 2nd Floor DeKalb County Court House

Monday, May 13, 2024

6:00 PM

A livestream of the meeting can be found here: <https://tinyurl.com/YouTubeDCPC>

1. Call to order
2. Roll call
3. Approval of Minutes: April 8, 2024
4. Old Business:

Petition #24-05 –S.E. DeKalb Amish Parochial School, Ben Schmucker & Jesse Zehr requesting a Use Variance to allow for an Amish Parochial School. The property is located on the west side of County Road 75, just south of the intersection of County Road 75 and County Road 68 Spencerville, Indiana and is zoned A1, Conservation Agricultural.

5. New Business: None
6. Reports of Planning Staff, Officers, of Committees
7. Comments from Public in attendance
8. Adjournment

Next Meeting: June 10, 2024

**If you cannot attend, please contact Meredith Reith
mreith@co.dekalb.in.us | (260) 925-1923**

***PLEASE ENTER THROUGH THE NORTH DOOR OF THE
COURTHOUSE LOCATED ON SEVENTH STREET***

****Cellphones, tablets, laptops, & weapons are prohibited****

MINUTES
DEKALB COUNTY BOARD OF ZONING APPEALS
Monday, April 8, 2024

A Meeting of the DeKalb County Board of Zoning Appeals was called to order at 6:00 p.m. in the Commissioner's Court of the DeKalb County Courthouse by Chairperson, Frank Pulver.

ROLL CALL:

Members present: Frank Pulver, Rory Walker, Larry Williams, and Jason Carnahan

Members absent: Mary Diehl

Staff Present: BZA Attorney, Andrew Kruse, Director/Zoning Administrator, Chris Gaumer, and Secretary, Meredith Reith

Public in Attendance: Kevin Aldrich, Bill Hartman, Jarrod Aldrich, Frank Nester, and Drew Koeppe.

APPROVAL OF MINUTES:

Motion was made by Rory Walker and Seconded by Jason Carnahan to approve the Minutes of March 11, 2024 as submitted. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Petition #24-04 – Frank Nester requesting a Use Variance to allow for a dumping site of “slurry”, which is the result or byproduct of removing soil and other debris with pressurized water. The property is located on the east side of County Road 9, approximately one-third of a mile north of the intersection of County Road 9 and US Highway 6, Corunna, Indiana and is zoned A2, Agricultural.

Chris Gaumer read the proposed petition and staff report. Stating how the process works when the slurry is brought to the site to be dumped.

Larry Williams asked will the soil coming in be able to be reused.

Mr. Gaumer answered this would be a question for Frank Nester to answer not knowing what will happen to the dirt when it's separated.

Frank Nester approached the podium stating that the soil will need to be maintained for how many trucks are coming in. After being dried the solids will need to be dipped out and can be sold for fill or whatever is needed. Anticipated as routine maintenance. Mr. Gaumer asked if the basin is meant to drain and not hold water to go to like a pond. Mr. Nester stated that the intention is to not be a pond but a drying basin, so the water evaporates and absorbs. Adding that any water leftover be maintained to the spillway located to the north. The water being filtered, and rock checked before it reaches the spillway located on Mr. Nester's property.

Frank Pulver asked what the capacity of the basin is.

Mr. Nester stated that the approximate capacity of the basin will be constructed to hold up to 450 trucks including the liquids and solids not accounting for absorption or evaporation. Mr. Pulver asked if there were any other drying basins nearby. Mr. Nester stated that there being none in Dekalb County there is a need to have one located in the county. Having others outside the county that aren't as close. Mr. Gaumer added that once the slurry is excavated it can't be used as fill, which is why a basin is needed to dry it to be reused.

Mr. Williams asked how much paperwork will be needed from the trucks arriving at the dump site.

Mr. Gaumer stated that the IDEM told him that its up to the contractor's or sub-contractors to self-report what there digging in.

Mr. Nester stated that this is a non-hazardous site. Any vendor that comes to this site it will be their responsibility to sign paperwork stating there not bring anything hazardous. If there is anything hazardous, they must go to the site in Indianapolis that takes the hazardous materials.

Rory Walker asked what the deepest amount is before it reaches the overflow.

Mr. Nester stated the capacity of the basin is 5ft from the bottom to the top, and what the change will be to the site located on the maps. Stating that the basin needs to be sizeable to account for rain and whatever, to have a goal of not having an overflow going into the wetlands by maintaining the basin regularly.

Mr. Pulver opened the public portion of the hearing to comments for or against the proposed petition.

Kevin Aldridge approached the podium stating that he owns the property adjacent to the proposed basin asking where the adjacent wetland is located. Mr. Gaumer stated that the wetland is north of Mr. Nester's property, located in a wooded area. Mr. Aldridge stated that his property already has flooding problems. The 12-inch county tile located there is not adequate to have any runoff that may come. Having concerns on the spillway if hazardous waste was to enter the tile. And concerns on the condition of the road when additional trucks are on it.

Bill Hartman approached the podium stating that Mr. Nester had bought the ground by contract. The county tile is located one hundred yards south of the proposed site and the spillway will be draining away from the county tile. Being not many sites for dumping like this. He stated what a hydro vac system is and how it works. Mr. Gaumer asked if the road is paved or gravel. Mr. Hartman stated that the road is paved to the cell tower and turns to gravel.

Mr. Gaumer stated that this petition goes through technical review and has been reviewed by the Highway Department for this use. Sometimes Ben Parker will request a designated route for the trucks. Not having any concerns about the need for any upgrades or changes for this project.

Mr. Nester approached and added that the road is not maintained like it should. Knowing there will be more traffic on the road, with there already being a lot of traffic. With doing his diligence to make sure no water comes to the neighboring landowner.

Mr. Walker asked if it was an honor system when the trucks come to dump.

Mr. Nester answered that they fill out a ticket stating where they did the excavation, what day it was on, and then they fill out a ticket. The business would get billed monthly on how many dumps they do, so we can keep track if something doesn't look right and can go back and see who was there.

Mr. Pulver closed the public portion of the hearing.

Mr. Kruse went through the Findings of Fact for this petition with the board.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Board of Zoning Appeals in filing appropriate forms and reports.

1. Application completed and filed on **February 28, 2024**
2. Legal notice published in The Star on **March 29, 2024** and affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Health Department, dated **March 18, 2024**
5. Letter from the County Highway Department, dated **March 19, 2024**
6. Letter from the County Surveyor or Drainage Board, dated **March 14, 2024, April 2, 2024**

7. Letter from the Soil & Water Conservation District, dated **March 14, 2024**
8. Permit from Indiana Department of Environmental Management, dated **February 21, 2024**
9. Letter from the DeKalb County Airport Authority, if applicable, dated **not applicable**

FINDINGS OF FACT:

1. Will the approval be injurious to the public health, safety, morals, and general welfare of the community? Yes ()* No (X)
The approval of the dump site and drying basin should not be injurious to the community. The drying basin has been designed and engineered to safely unload the slurry with property overflow if necessary and approved/permitted by Indiana Department of Environmental Management.
2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner? Yes ()* No (X)
The property values adjacent to the property should not be affected negatively. The surrounding uses are farm ground.
3. Does the need arise from some condition peculiar to the property involved?
 Yes (X) No ()*
The drying basin has been designed and engineered to safely unload the slurry with property overflow if necessary and approved/permitted by Indiana Department of Environmental Management. The DeKalb County UDO does not have a use for this type of project, thus, there is no site in the County. The hardship comes with the lack of locations available in the region for this use.
4. Will the strict application of the Unified Development Ordinance result in an unnecessary hardship if applied to the property for which the variance is sought? Yes (X) No ()*
The DeKalb County UDO does not have a use for this type of project, thus, no site in the County. The hardship comes with the lack of locations available in the region for this use.
5. Will the approval interfere substantially with policies of the Comprehensive Plan?
 Yes ()* No (X)
The proposed use should not interfere with the Comprehensive Plan provided the petitioner meets the rules and regulations for the Indiana Department of Environmental Management.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

1. The Board retains continuing jurisdiction of this Use Variance to assure compliance with all terms and conditions and/or impose additional conditions deemed necessary for health and safety.
2. Use Variance is approved for a dumping site of “slurry”, which is the result or byproduct of removing soil and other debris with pressurized water.
3. That the proper Drainage Plan, if required, be submitted to and approved by the DeKalb County Surveyor and Drainage Board prior to the start of construction for the project.
4. No permanent structures, including trees, will be installed within the John Potts Lateral 2 Spur 3 Branch 1 Regulated Tile Drain No. 39-02-3 75-foot right of way without first getting a variance from the DeKalb County Drainage Board.
5. No offsite drainage, existing surface water or existing tiled water drainage crossing over said real estate should be obstructed by any development on this site. The Board of Zoning Appeals may enforce these conditions by injunctive relief with attorney fees.
6. 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 District, or other agency as applicable. And further, where applicable, file written evidence of compliance with Federal or State agencies that were identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

7. An “ingress/egress, maintenance and use easement” be written and recorded that allows the owner of the property with the drying basin to access the northern property for maintenance of the spillway. The easement shall also not allow any structures to be built within the wetland area that IDEM is allowing the spillway to flow into. Should the easement no longer be needed, it shall have written consent from the Zoning Administrator to dissolve the easement.

IT IS, THEREFORE, THE DECISION OF THE BOARD OF ZONING APPEALS THAT THIS USE VARIANCE, PETITION #24-04 IS HEREBY APPROVED WITH CONDITIONS ON THIS 8TH DAY OF APRIL 2024.

Motion made by Rory Walker, Seconded by Larry Williams

Vote tally: Yes: 4

No: 0

Frank Pulver

Jason Carnahan

Rory Walker

Larry Williams

REPORTS OF PLANNING STAFF, OFFICERS, OR COMMITTEES

None

COMMENTS FROM PUBLIC IN ATTENDANCE

None

ADJOURNMENT

There being no further business to come before the board, the meeting was adjourned at 6:41 p.m.

Frank Pulver, Chairperson

Meredith Reith, Secretary

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 24-05
Date Application Filed: 4/09/2024
Fee Paid: ck#41450

Application for USE VARIANCE
(Section 9.28)

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: S.F. DeKalb Amish Parochial School
Address: 4453 C. Rd. 60
Auburn, IN. 46706
Telephone Number: 260-627-0171 E-Mail: jesse@zehr-cabinets.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: _____
Address: _____
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: Ben Schmucker Jesse Zehr - 260-627-0171
Address: 12726 PARENT RD 4453 C. Rd. 60
NEW HAVEN IN 46774 Auburn, IN. 46706
Telephone Number: 260-410-3054 E-Mail: janette@ben-schmucker-construction.co

Legal Ad Payment & Public Hearing Notifications: Applicant ___ Owner ___ Representative X

Zoning Classification of Property: A1

Overlay District of Property (if applicable): _____

Address or common description of property: _____

Legal description of property affected (or provide property deed): _____

What use(s) are you requesting to have on the property and why:

Amish parochial School max 90 STUDENTS

Please provide the following information to the best of your ability if it pertains to your petition to the BZA. All of this information should be located on the site plan as well.

A. Lighting (if any):

1. Style: _____
2. Height: _____
3. Location: NA

B. Signage (if any):

1. Dimensions: 1'x3' ON BUILDING
2. Materials: _____
3. Placement: _____
4. Lighting: _____

C. Hours of Operation (if any):

7:30 - 2:30

D. Parking/Access (if any):

SEE SITE PLAN

Parking Classification (office use only) _____

E. Landscaping/Buffer yards (if any):

6' PRIVACY FENCE ON SOUTH P.L. ONLY

Bufferyard Classification (office use only) _____

F. Number of Employees (if any): _____

The Applicant must address the following questions and be able to establish reasons for each answer at the public hearing in order to obtain an accurate determination from the BZA. Please answer each question and give reasons for your answer.

A. Will the approval of this Use Variance request be injurious to the public health, safety, morals, and the general welfare of the community?

Yes () No (X) Why? Explain below:

COMMONLY REQUIRED TO PARCEL A PROPERTY FOR A SCHOOL WITH 1 OR MORE CHURCH DISTRICTS WITH LESS TRAVEL DISTANCE

B. Will the use and value of the area adjacent to the property included in the Use Variance request be affected in a substantially adverse manner?

Yes () No (X) Why? Explain below:

OUR SCHOOL RUN. WITH PUBLIC SCHOOL SCHEDULE

C. Does the need for the Use Variance request arise from some condition peculiar to the property involved?

Yes (X) No () Why? Explain below:

FOR 1 OR MORE CHURCHES TO ATTEND & REDUCE THE DISTANCE OF TRANSPORTATION AND ITS LOCATION IS IN THE NEIGHBORHOOD WITH AMISH RES.

- D. Will the strict application of the terms of the Unified Development Ordinance result in an unnecessary hardship if applied to the property for which the Use Variance is sought?

Yes (X) No () Why? Explain below:

BECAUSE OF LESS TRAVEL AND WHOLE CHURCH DISTRICT
INVOLVEMENT & PROPERTY AT THE RIGHT LOCATION AND AT A
DISCOUNTED PRICE

- E. Will the approval of this Use Variance request interfere substantially with the Comprehensive Plan?

Yes () No (X) Why? Explain below:

BECAUSE WE NEED TO EDUCATE OUR CHILDREN IN A
VICINITY OF GROWTH WITH THE AGREEMENTS SIGNED BY
STATE SUPERINTENDANT OF EDUCATION

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct. I also give permission for the Zoning Administrator to enter onto the petitioned property for inspections and take photos for the public hearing.

Applicant's Signature: Ben Schumacher 4-9-24
(If signed by representative for applicant, state capacity)

This Staff Report is prepared by the DeKalb County Department of Development Services to provide information to the Board of Zoning Appeals to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.

SUMMARY FACTS:

APPLICANT: Southeast DeKalb Amish Parochial School

SUBJECT SITE: west side of County Road 75, just south of the intersection of County Road 75 and County Road 68 Spencerville, Auburn

REQUEST: Use Variance

PURPOSE: To allow for an Amish Parochial School

EXISTING ZONING: A1, Conservation Agricultural

SURROUNDING LAND North: Single Family Residential (A1)

USES AND ZONING: South: Single Family Residential (A1)
East: Single Family Residential/Farmground (A1)
West: Farmground (A1)

ANALYSIS:

In an A1, Agricultural Zoning District, the UDO does not permit or allow a school. Thus, a Use Variance is required.

- The petitioner is requesting a Use Variance to allow for an Amish Parochial School for up to 90 students.
- The students may be dropped off by a passenger bus, school bus or horse and buggy.
- The students would go to school during the same time as the English in terms of hours and school year.
 - The proposed hours of operation are from 7:30 AM – 3:30 PM
- The signage for the school will be minimal – 1 foot by 3 foot.
- Per the site plan there are 3 school rooms, a commons room and an activity room. Totaling approximately 7,200 sq. ft.
- The site will have a softball field, volleyball & basketball courts.
- The petitioner did have a neighborhood meeting on April 1, 2024. Minutes of that meeting are included. The main takeaway was the desire for a 6-foot privacy fence along the south property line.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Board of Zoning Appeals in filing appropriate forms and reports.

1. Application completed and filed on **April 9, 2024**
2. Legal notice published in The Star on **May 2, 2024** and affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Health Department, dated **April 26, 2024**
5. Letter from the County Highway Department, dated **April 23, 2024**
6. Letter from the County Surveyor or Drainage Board, dated **April 22, 2024**
7. Letter from the Soil & Water Conservation District, dated **April 23, 2024**
8. Letter from the DeKalb County Airport Authority, if applicable, dated **not applicable**

PROPOSED FINDINGS OF FACT:

*These Findings of Fact proposed by staff are based off the knowledge and understanding of the proposed project. If any one of **your** answers is followed by an asterisk, under State Law (IC 36-7-4-918.4) and Section 9.28 G(3) of the DeKalb County Unified Development Ordinance you must deny the request.*

1. Will the approval be injurious to the public health, safety, morals, and general welfare of the community?
Yes ()* No (X)
The approval of the school should not be injurious to the community. The neighborhood meeting on April 1, 2024 appears to ease perceived issues of an Amish Parochial School. See letters from the county departments.
2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner? Yes ()* No (X)
The property values adjacent to the property should not be affected negatively. The school year runs similar to English schools. Traffic will be minimal with only 90 students.
3. Does the need arise from some condition peculiar to the property involved? Yes (X) No ()*
An Amish Parochial School will be needed for the increase of Amish students in DeKalb County and the need for the location to be in close proximity with Amish residents.
4. Will the strict application of the Unified Development Ordinance result in an unnecessary hardship if applied to the property for which the variance is sought? Yes (X) No ()*
Unless the property would go through the Zone Map Amendment process, there are no other locations in the County for this use. Especially in the area needed.
5. Will the approval interfere substantially with policies of the Comprehensive Plan?
Yes ()* No (X)
The proposed use should not interfere with the Comprehensive Plan provided the petitioner meets the rules and regulations for the County Health Department and Surveyor. Additionally, the Comprehensive Plan promotes compatible uses be near each other. The Amish residents are located within the vicinity of the proposed school. Also, see letters from the county departments.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Conditions of Approval:

Staff is recommending approval for this Use Variance and recommends the following conditions:

1. The Board retains continuing jurisdiction of this Use Variance to assure compliance with all terms and conditions and/or impose additional conditions deemed necessary for health and safety.
2. Use Variance is approved for the Amish Parochial School.
3. The petitioner must acquire local permits from the Health Department for a septic system and the County Surveyor or Drainage Board for a drainage plan.
4. No offsite drainage, existing surface water or existing tiled water drainage crossing over said real estate should be obstructed by any development on this site. The Board of Zoning Appeals may enforce these conditions by injunctive relief with attorney fees.
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 there were identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.




Commitments of Approval:

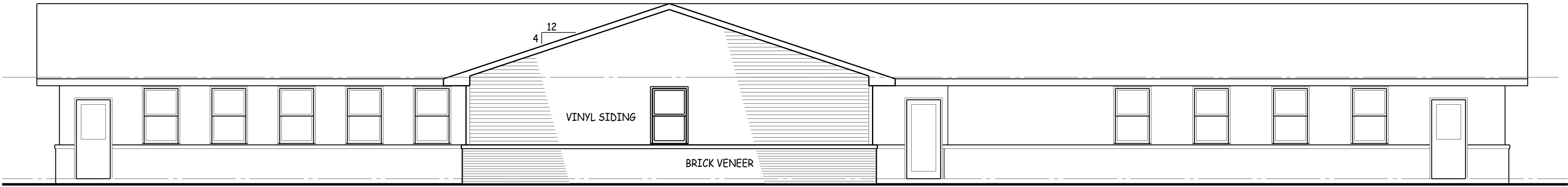
Staff is recommending approval. If the Board assigns commitments, they shall be given, signed and recorded with the DeKalb County Recorder's Office.



C1.1

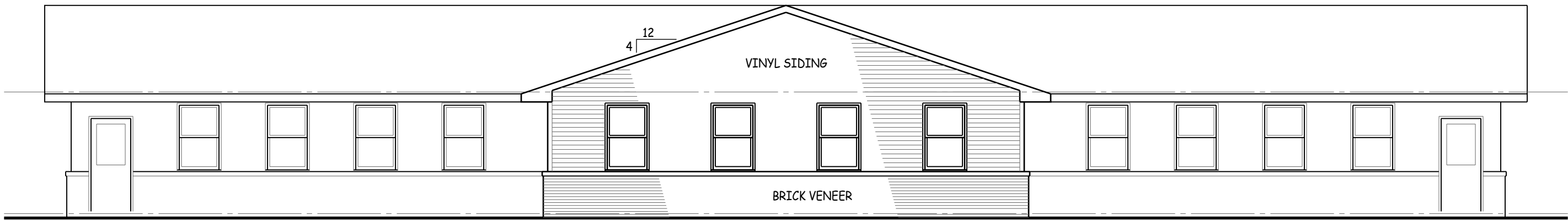
GENERAL NOTES:

- ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE INDIANA BUILDING CODE (I.B.C.), LATEST EDITION, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL LOCAL PERMITS REQUIRED FOR HIS WORK AND SCHEDULING ALL REQUIRED LOCAL INSPECTIONS UPON COMPLETION OF PROJECT.
- CONTRACTOR SHALL THOROUGHLY STUDY ALL DRAWINGS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO CE&M, INC. IMMEDIATELY OR ANY ALTERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL DIMENSIONS ARE FROM FACE OF FRAMING, FACE OF MASONRY OR COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- ALL FRAMING LUMBER IN DIRECT CONTACT WITH CONCRETE, MASONRY OR STEEL SHALL BE PRESSURE TREATED TO RESIST MOISTURE.
- ALL INSULATION MATERIAL SHALL HAVE THE RATED R-VALUE CLEARLY IDENTIFIED BY AND IDENTIFICATION MARK APPLIED BY THE MANUFACTURER TO EACH PIECE OF BUILDING ENVELOPE INSULATION. WHERE THE TYPE OF INSULATION INDICATED DOES NOT ALLOW FOR LABELING, CONTRACTOR SHALL PROVIDE A CERTIFICATE SIGNED AND DATED BY THE INSULATION INSTALLER INDICATING THE TYPE OF INSULATION USED, THE INSULATION MANUFACTURER, THE RATED R-VALUE AND WHERE APPROPRIATE, THE INITIAL INSTALLED THICKNESS, THE SETTLED THICKNESS AND THE COVERAGE AREA.
- INSULATION MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS AND IN SUCH A MANNER AS TO ACHIEVE RATED R-VALUE OF INSULATION. INSULATION SHALL NOT BE COMPRESSED BY RECESSED EQUIPMENT INSTALLATIONS.
- BUILDING INSULATION SHALL BE INSTALLED IN A PERMANENT MANNER IN SUBSTANTIAL CONTACT WITH THE INSIDE SURFACE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS FOR THE FRAMING SYSTEM INDICATED. FLEXIBLE BATT INSULATION INSTALLED IN FLOOR CAVITIES SHALL BE SUPPORTED IN A PERMANENT MANNER BY SUPPORTS LOCATED AT NO MORE THAN 24 INCHES CENTER TO CENTER.
- BUILDING SHALL BE ADEQUATELY SEALED AGAINST AIR LEAKAGE BY MEANS OF CAULKING, GASKETING, AND/OR WEATHERSTRIPPING.
- FENESTRATION UNITS SHALL BE CERTIFIED AND LABELED AS MEETING PERFORMANCE REQUIREMENTS. AIR LEAKAGE SHALL BE DETERMINED IN ACCORDANCE WITH NATIONAL FENESTRATION RATING COUNCIL (NFG) 400. AIR LEAKAGE SHALL NOT EXCEED 1.0 CFM/SF FOR GLAZED SWINGING ENTRANCE DOORS AND 0.40 CFM/SF FOR ALL OTHER PRODUCTS.
-  DENOTES DOOR I.D. - REFERENCE DOOR SCHEDULE FOR DOOR SIZE AND DESCRIPTION
-  DENOTES WINDOW I.D. - REFERENCE WINDOW ELEVATIONS FOR WINDOW SIZE, MATERIAL AND GLAZING DESCRIPTION
-  DENOTES ROOM I.D. - REFERENCE ROOM FINISH SCHEDULE FOR FINISHES.



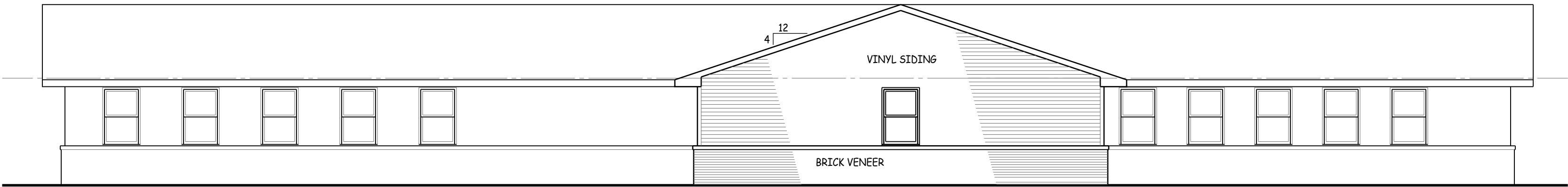
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



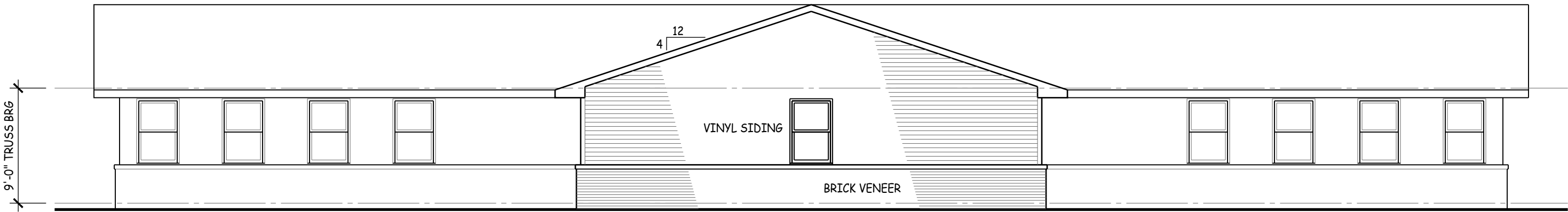
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

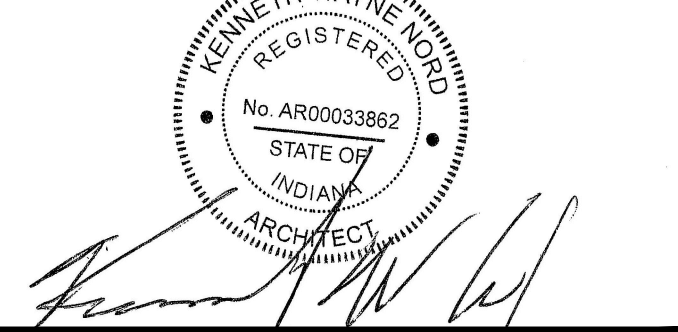
ARCHITECT:

CE&M, Inc.
Architects & Engineers

127 West Berry Street, Suite 1001 · Fort Wayne, Indiana 46802
Telephone: 260/744 2781 · Fax: 260/456 8579
ceminc@cemincorp.com

CONSULTANT:

CERTIFICATION:



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
A PROPOSED PROJECT FOR:

SOUTH EAST DEKALB SCHOOL
PROPOSED AMISH SCHOOL

County Road 75
Dekalb County, Indiana

SHEET TITLE:

ELEVATIONS

	PER LOCAL REQUIREMENTS	04/18/24	KWN
NO.	REVISION:	DATE:	BY:

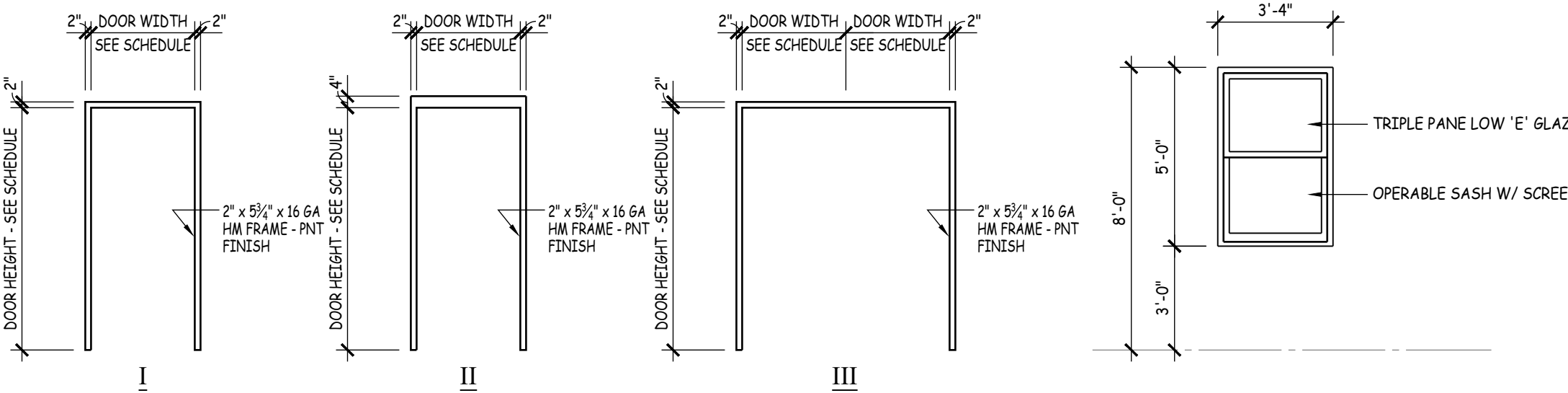
SCALE:	1/8" = 1'-0"	DRAWN BY:	K W N
ISSUE DATE:	03 APR 24	CHECKED BY:	
BASE FILE:	4196A011-8b	COMMISSION NO.	24196
AUXILIARY FILES:			

A1.1

The diagram illustrates five types of door frames, each with dimensions indicated as 'SEE SCHEDULE':

- SF (Solid Frame):** A rectangular frame with a solid center. Dimensions: DOOR WIDTH - SEE SCHEDULE, DOOR HEIGHT - SEE SCHEDULE.
- G (Glass):** A rectangular frame with a glass center. Dimensions: DOOR WIDTH - SEE SCHEDULE, DOOR HEIGHT - SEE SCHEDULE.
- F (Frame):** A rectangular frame with a solid center. Dimensions: DOOR WIDTH - SEE SCHEDULE, DOOR HEIGHT - SEE SCHEDULE.
- N (Narrow):** A narrow rectangular frame with a solid center. Dimensions: DOOR WIDTH - SEE SCHEDULE, DOOR HEIGHT - SEE SCHEDULE.
- N-2 (Narrow with two panels):** A narrow rectangular frame with two glass panels. Dimensions: DOOR WIDTH - SEE SCHEDULE, DOOR HEIGHT - SEE SCHEDULE.

A2.1 SCALE: 1/4" = 1'-0"



A2.1 SCALE: 1/4" = 1'-0"

A2.1 SCALE: 1/4" = 1'-0"

This architectural floor plan depicts a school building layout with the following rooms and features:

- Activity Room (101):** A large rectangular room at the top center.
- Classroom (110):** Located on the left side, below the activity room.
- Classroom (102):** Located on the right side, below the activity room.
- Classroom (106):** Located at the bottom center.
- Commons (103):** A central hallway area.
- Library (104):** Located on the right side, below the commons.
- MECH (108):** Mechanical room located between the classroom and commons.
- SP. ED. (109):** Special Education room located between the classroom and commons.
- Boys (107):** Restroom located between the commons and classroom.
- Girls (105):** Restroom located between the commons and library.

The plan includes numerous dimensions for walls, windows, and doors, as well as room numbers and labels. Key dimensions include overall building width of 128'-0" O/O STUD and overall depth of 56'-0". Room dimensions are provided for each major space, such as 36'-0" x 56'-0" for the main classroom areas and 35'-1" x 51'-2" for the activity room.

OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"



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A PROPOSED PROJECT FOR:

SOUTH EAST DEKALB SCHOOL
PROPOSED AMISH SCHOOL

County Road 75
DeKalb County, Indiana

OVERALL FLOOR PLAN & SCHEDULES

[illegible]

SCALE:	1/8" = 1'-0"	DRAWN BY	K W N
ISSUE DATE:	03 APR 24	CHECKED BY:	
BASE FILE:	4196A021-8b	COMMISSION NO.	24196
AUXILIARY FILES:			

A2.1

To all residents of DeKalb County in the area of County Roads 68 & 75

Christian greetings to all,

You are respectfully invited to attend a meeting in reference to rezoning a parcel of property for the use of a proposed Amish parochial school to be located at the southwest corner of County Roads 68 & 75.

Meeting Date: April 1, 2024

Meeting Location: The James Witmer residence
7520 County Road 68
Spencerville, IN 46788

Meeting Times: Starting at 8:00 until 9:00 AM and starting at 4:00 until 5:00 PM

If you are unable to attend and have questions or concerns, please contact Neal Eicher at 419-542-6298.

On behalf of the local Amish school committee.

Meeting Minutes / 1st meeting
RE; Proposed South East Dekalb School
Date April 1, 2024 (8 AM – 9 AM)

Attendees;

Stephen E Hartz, Kenneth Herb, Marvin Brandenburger, James Witmer, Lester Yoder, Larry Yoder, Kenneth Stark, Denise Sutter, Lavern Steury, Jonas Edgar, Daniel Boes, Robert & Ranee Sullivan, Devon, Ben Schmucker, Elmer Wickey, Leroy Schmucker.

Ben opens the meeting with thanking everyone for coming and thanks the Lord for the opportunity to have the privilege to work together with the neighboring residence on building a new school on James & Mary Mae Witmer's property and asked James if he would say a few words since he is the current owner of the property.

James stands and thanks all the attendees for coming and shares how he offered his property to the local board a year & half ago and after some time of consideration the local Board reapproached him to see if the property would still be available. He then tells them that his offer is still good. James hopes that everyone can work together and he wants to do everything in his power to keep peace.

James also mentioned how he is planning on selling the saw mill. He had a showing a week ago and has some interest in it. James made it clear that the saw mill is going away.

Denise asked James what his plan is for the building that the saw mill is in if he is to sell it?

James says he plans to store machinery in the building.

Ben opens again and explains the positions that he, Elmer and Leroy have as being part of the State Board serving the surrounding communities which consist of 10 schools in Allen Co., 1 in Steuben Co. and 2 in South Whitley. Ben states that there is approx. 977 children in Allen Co. and that the community is growing and progressing North. Since Campbell School is at max capacity it is time to build a new school and that is why we are here today. Ben states that he has recently had the property surveyed and also done the soil testing for the septic system and that it is in the designing stage by a professional agent. Ben says that the building plans of another school straight west has been approved by the Co. and State and plans on using the same floor plans as that school. He then opens for discussion.

Devon ask why we have to put it so close to his property?

Denise follows up with 3 main concerns. Safety, security & privacy.

She mentioned that there was a New Years Eve party James Witmer residence and around mid night it was busted by officers and their were horse & buggies trampling through there yards and she wasn't very happy. Her safety concern consist of our local

fire department. She wondered if we contacted them to see if they are equipped if a disaster was to happen and 50 children were injured.

Ben comments that he is sad to hear this. We do not approve of this and that our church leaders have aggressively worked on this and have made some major improvement in the community no matter what kind of apples you buy every bushel will likely have a couple of bad ones.

Ben commented and said he thinks that is something the Co. would investigate because they will all be notified before permits are issued.

Denise than proceeds with her security concern. She says that we are only 1 mi. from Hickville and that their will be high school students coming out and will be vandalism amongst them. She remembers when she was at that age and would go out to the railroad tracts and break bottles.

Ben comments and explains the school districts lines and that there will be one from OH coming to this school.

Denise also states her concern of her neighbor George Wessler that lives on the property to the south of her. She says he drives on the road at dusk with no lights on and if you were to see him drive by he was always giving everyone the bird. She than states that he has a sign on his mailbox that reads trespassers will be shot. Denise was at a court hearing in the past where George did not attend but George sent his attorney and Denise had the privilege to talk to his attorney. The attorney then warned her that she should not ever step foot on his property or it won't turn out very good. Denise then said that she purchased a gun for her security.

Ben comments that it sounds that her safety and security concerns were before the school project arrived and that in our local schools we start the morning with devotions and signing praises to the Lord...Where public schools don't allow that anymore. He says we believe and pray that God will be our Savior and Guide us through our daily walk of life. He then asked if they heard of Nickel Mines school shooting and the Mother that was shot unexpected. Those are examples of how we believe.

Denise then expresses her concerns for her privacy. She opened a map board that was approx. 3'x4' showing the area view plot of all the English and Amish places from Campbell School to the new School. She says it's 6 mi. plus or minus from there and why couldn't we add an addition to Campbell School rather than building a new school so close to her property. She then expresses her concerns that we weren't being considerate to her for building the school project so close to her property line.

Ben then comments that going bigger isn't always better.

Ervin also adds that the local board did take her and her property into consideration as when the local board were in the layout process that they thought it would be best to put the school farthest to the north as the legal process would allow. Therefore it would keep

a great amount of activity away from her property and local board also offered to put a privacy fence up at no cost to her.

Denise then acknowledged the fact and was very respectful.

Ben closes the meeting and thanks them for coming and sharing their concerns and stated that he will keep Vince updated on the progress as he wasn't able to attend as he is working in California.

Meeting adjourned at 9:20 am and refreshments served.

Meeting Minutes / 2nd meeting
Re; Proposed South East Dekalb School

Date April 1, 2024 (4 PM – 5PM)

Ben Opens meeting with welcoming everyone and thanks them for coming. He states the position that he currently holds and the positions that Leroy and Elmer have as Subcommittee and explains that Elmer was not able to attend due to another meeting he had to attend.

Ben asked the attending board and Ministers, Leroy, James, Lavern, Niel, Ervin and Marvin if they have any comments.

Leroy states that the local schools have regulations and guidelines to follow. He explains how they need to do water testing regularly and when they send in samples and it doesn't test clear they will contact the State Board. The water then needs to be investigated and another test needs to be done. He thanks everyone for coming.

Lavern (Minister) thanks everyone for coming and hopes we can continue to work together in peace and harmony.

James (Minister) Thanks everyone for coming.

Niel (Local Board) Thanks everyone for coming and wants to work together with the neighbors in peace. Also states that its not only where to put the schools but also if there is land available.

Ervin (Local Board) Thanks everyone for coming.

Marvin (Local Board) Thanks everyone for coming.

Ben Opens for discussion.

Devon opens for discussions and asked if the school will have electricity and have security locks activated at all times? Ben, answers and says it will not have power from the grid, it will be solar powered with a generator for backup, the locks will be manually locked or battery operated locks.

Devon then asked if we will have a sprinkler system in the school?

Ben responds and says in the past the State has not required us to have sprinklers in our school houses.

Rebecca Stark, stated concerns about traffic. She thinks it will increase the traffic, she also states that she hopes the project will work out and she cannot wait to see to begin.

Lester Yoder, Comments that he also hopes it can work out for the school project, he was also concerned about the traffic.

Larry Yoder, hopes it can work out for the school project, asked what type of Curriculum we use in our schools and if it is approved by the State? Ben answers and says we are currently using C.A.T. testing forms from California and are currently blessed with our 8th grade students graduating with 10th grade levels and the State has approved this.

Robert and Renee had concerns if it gets zoned commercial that it would open up opportunities for more commercial projects in the future and they mentioned that they moved to the country where it is more relaxing.

Jonas said he had the same concern that the previous couple did. He says he understands that the movement of the Amish are migrating North, but what happens to the property if the Amish were to move out? Ben states that he does not have the answer and will investigate it. Jonas then adds that he hopes it will work out for the new school project.

Ken Herb is a Pastor and states loud and clear that the neighbors are probably not going to like what he says. He states put the school there, the drive way is directly across the road from me. Praises God and again repeats put the school there.

Daniel Boes, commented that he doesn't like to be told what he can and cannot do with his property, he was in agreement with all the discussions.

Ben thanks everyone for coming, he was glad to be able to hear their concerns, Wishes everyone God's blessings.

Meeting was adjourned at 5:05 PM with refreshments served