

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, January 7, 2025 @ 8:30 AM

The Regular Meeting of the DeKalb County Plat Committee was called to order at 8:30 a.m. in the DeKalb County Commissioner's Court by Elysia Rodgers.

ROLL CALL:

Members Present: Elysia Rodgers, Sandra Harrison, Jason Carnahan, Suzanne Davis, and Jerry Yoder

Members Absent: None

Staff Present: Director/Zoning Administrator Chris Gaumer and Secretary Meredith Reith

Staff Absent: None

Public in Attendance: Angie Wallace and Nolan Mark

PRAYER:

Jerry Yoder led prayer.

ELECTION OF OFFICERS:

Motion made by Sandra Harrison to nominate Elysia Rodgers as President with Suzanne Davis seconding the motion. None opposed. Motion carried.

Motion made by Sandra Harrison to nominate Suzanne Davis as Vice-President with Jerry Yoder seconding the motion. None opposed. Motion carried.

None opposed to appoint Meredith Reith as Secretary.

APPROVAL OF MINUTES:

None opposed approving the minutes from December 3, 2024.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #25-01 – Jeffrey A & Susen A Chapman requesting a 1 Lot Subdivision known as Chapman Acres. The proposed 1 lot subdivision will be a total of 3 acres. The subdivision will be used for a single-family residence. The property is located on the east side of County Road 51, north of the intersection of County Road 51 and County Road 48, Auburn, Indiana and is zoned A2, Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report.

Mrs. Rodgers asked if there were any questions or comments from the board or public. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer went over the proposed Findings of Fact.

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 **December 9, 2024**
2. Legal notice published in The Star on **December 27, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **December 12, 2024**

5. Letter from County Highway dated **December 11, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 12, 2024**
7. Letter from the Drainage Board, dated **December 19, 2024**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying, Inc.**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off County Road 51 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. Private septic system will be utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.
None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, Drainage Board covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:


1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded 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. 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.

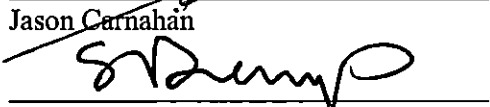
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-01, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 7th DAY OF JANUARY 2025.


Motion made by Suzanne Davis, Seconded by Sandra Harrison.

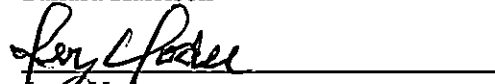
Vote tally: Yes: 5 No: 0


Elysia Rodgers


Jason Carnahan


Suzanne Davis


Sandra Harrison


Terry Yoder

Petition #25-02 – John Dale Hovarter, Trustee of the 1999 Revocable Trust of John Dale Hovarter requesting a 1 Lot Subdivision known as Duval Acres. The proposed 1 lot subdivision will be a total of 5 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 28, east of the intersection of County Road 28 and County Road 17, Corunna, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report.

Mrs. Rodgers asked if there were any questions or comments from the board or public. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer went over the proposed Findings of Fact.

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 **December 16, 2024**
2. Legal notice published in The Star on **December 27, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **December 19, 2024**
5. Letter from County Highway dated **December 19, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 18, 2024**
7. Letter from the Drainage Board, dated **December 19, 2024**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **On The Mark Land Surveying, Inc.**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?

Yes, the subdivision will be used for residential use which is compatible with the existing and adjacent land uses.

2. Does the Minor Subdivision conform to the following UDO standards:

- a. Minimum width, depth & area of lot(s).

Yes. See Plat & Staff Report.

- b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.

Adequate access off County Road 28 with dedication of right of way. Driveway locations have been reviewed and approved by the DeKalb County Highway Dept.

- c. The extension of water, sewer & other municipal services, if applicable or required.

Not applicable. Private septic system will be utilized.

- d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic buildings, homes, businesses, and utilities, if applicable or required.

None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, drainage covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded 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. 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 TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-02, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 7th DAY OF JANUARY 2025.

Motion made by Jason Carnahan, Seconded by Sandra Harrison.

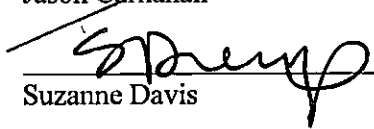
Vote tally: Yes: 5 No: 0



Elysia Rodgers



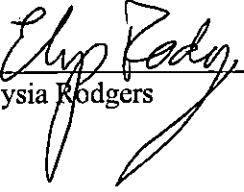
Jason Carnahan



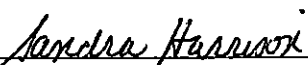
Suzanne Davis

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:55 a.m.



Elysia Rodgers



Sandra Harrison



Jerry Yoder



Meredith Reith - Secretary