

**RESOLUTION: 2025-R-4
ORDINANCE: UDO – 99
ZONE MAP AMENDMENT
LOCATED AT THE NORTHEAST CORNER OF
STATE ROAD 1 & COUNTY ROAD 64, ST. JOE, INDIANA
TO THE DEKALB COUNTY COMMISSIONERS**

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, DeKalb County has adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the zone maps according to IC 36-7-4-608, and Section 9.06 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission, in accordance with law, held a public hearing on April 1, 2025 and considered the zone map amendment petition for approximately 100 acres from R1, Low Density Residential OP, Open Space & Parks to A2, Agricultural. The property are located at the northeast corner of State Road 1 & County Road 64, St. Joe, Indiana. The Plan Commission voted to certify a favorable recommendation to the DeKalb County Board of Commissioners; and

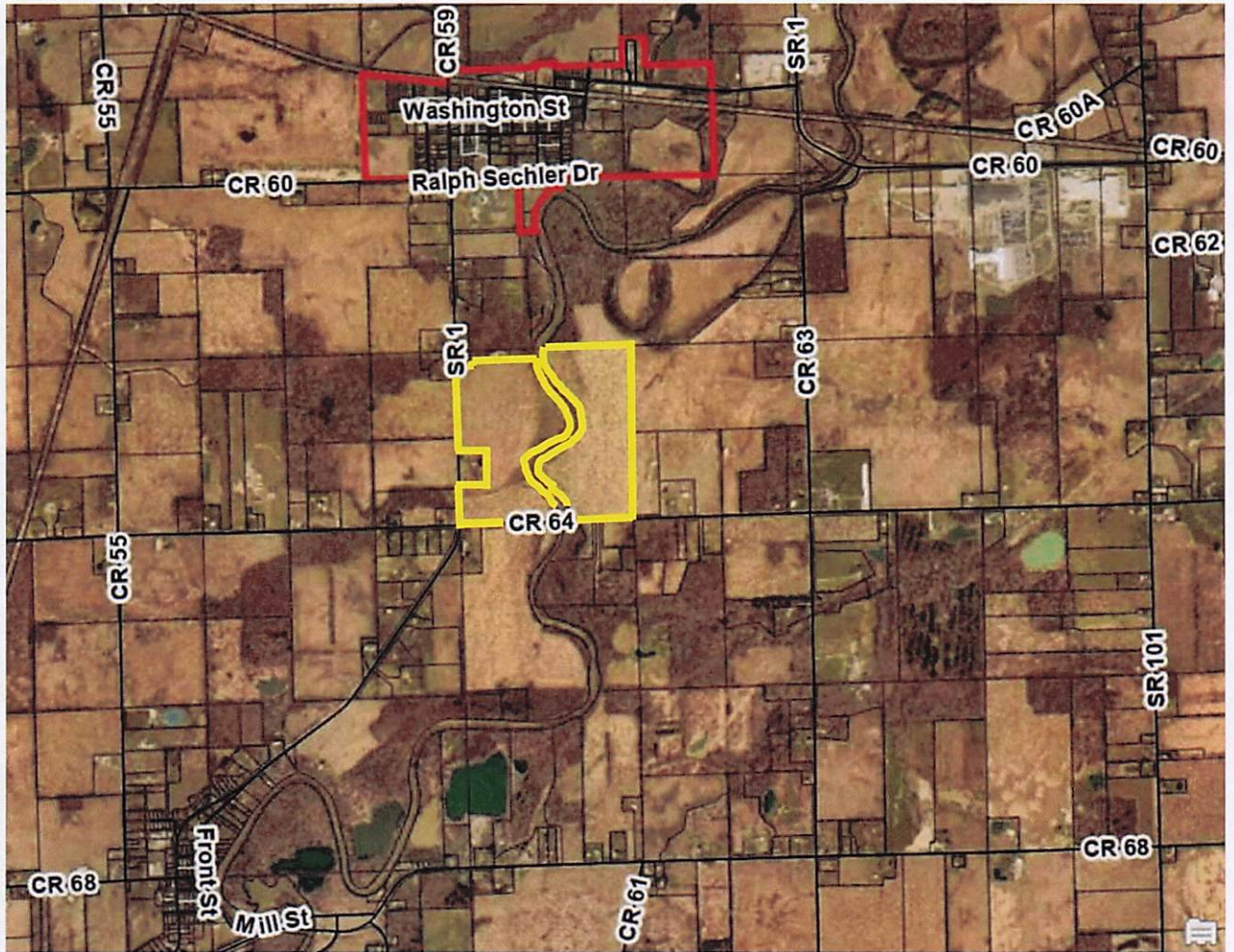
WHEREAS, Said certification has been duly considered by the DeKalb County Board of Commissioners and the Zone Map Amendment is deemed to be in the public interest; now therefore, be it

ORDAINED by the Board of Commissioners of DeKalb County, Indiana that the District Zone Map adopted as a part of the DeKalb County Unified Development Ordinance, as amended, is hereby amended to include:

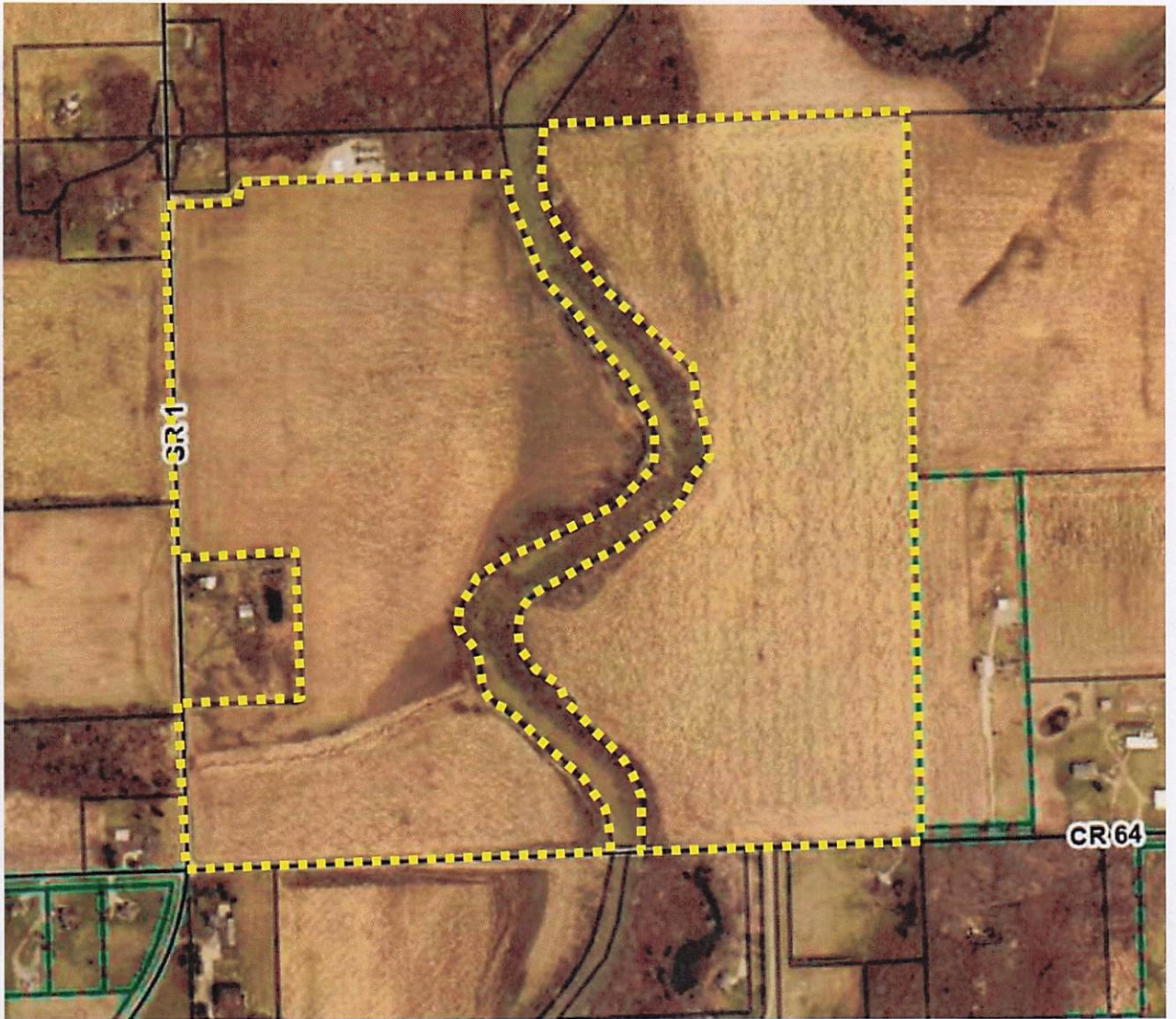
SECTION 1: To change the zoning classifications of approximately 100 acres from R1, Low Density Residential OP, Open Space & Parks to A2, Agricultural. The properties are located at the northeast corner of State Road 1 & County Road 64, St. Joe; and



LOCATION MAP:



Yellow Outline: Subject Area
Red Outline: Town of St. Joe



Yellow Outline: Subject Area

EXISTING ZONING MAP:



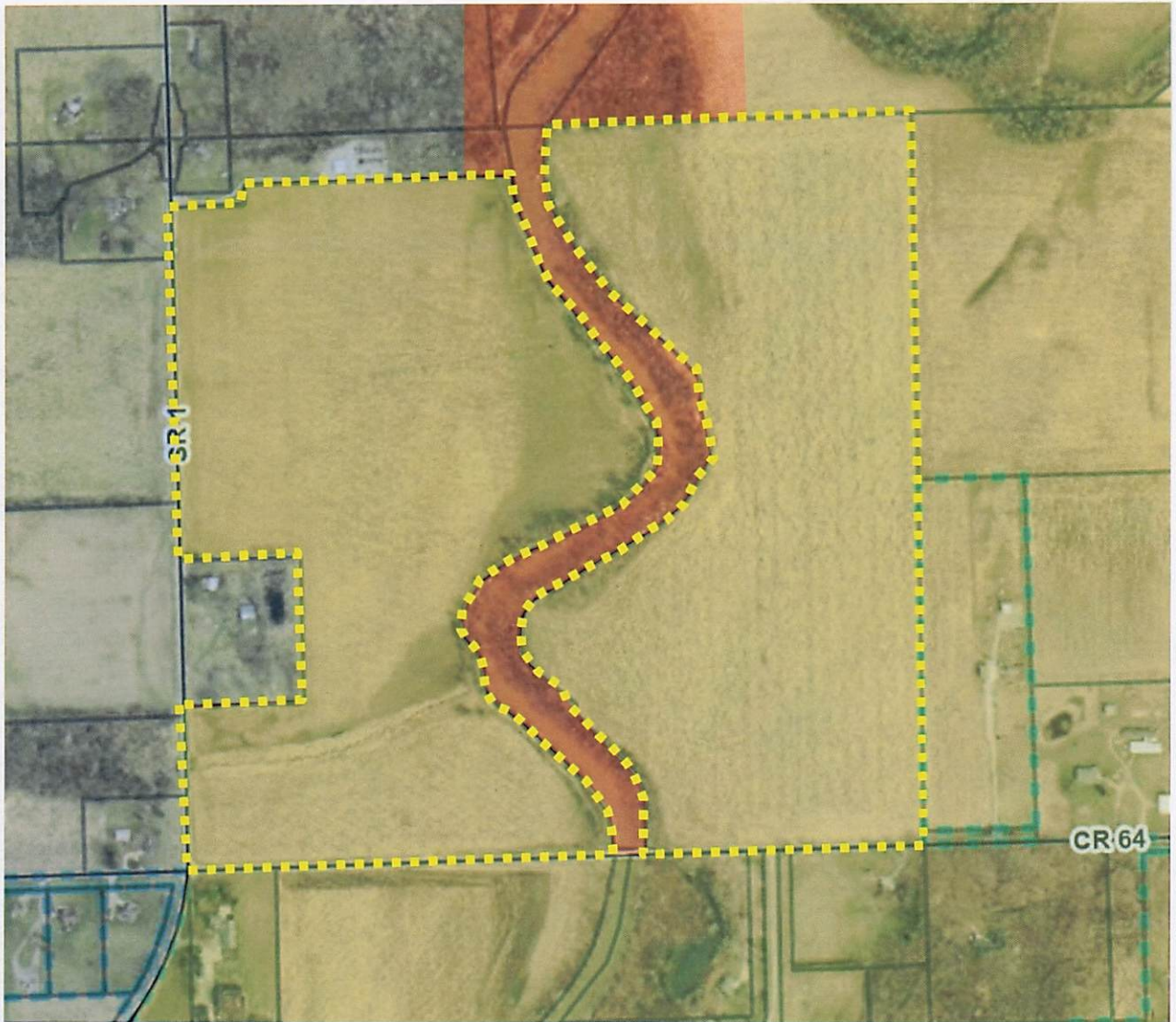
Light Blue: R1, Low Density Residential (existing zoning)
Orange: OP, Open Space & Parks (existing zoning)
Green: A2, Agricultural (proposed zoning)
Yellow Outline: Subject Area

FUTURE LAND USE MAP:



Light Green: Mixed Agricultural/Rural Residential
Yellow: Residential Use
Yellow Outline: Subject Area

PROPOSED ZONING MAP:



Light Blue: R1, Low Density Residential (existing zoning)
Orange: OP, Open Space & Parks (existing zoning)
Green: A2, Agricultural (proposed zoning)
Yellow Outline: Subject Area

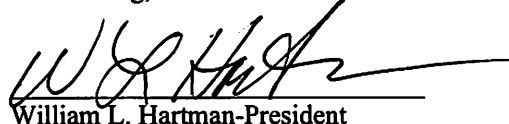
SECTION 2: That this amendment shall be in full force and effect upon its adoption by the County Commissioners of DeKalb County, Indiana.

DULY PASSED, ORDAINED AND ADOPTED on this 14th day of April 2025,
by the County Commissioners of DeKalb County, Indiana
by a vote of, 3 in adopting and/or _____ in rejecting and/or _____ in amending, the
Plan Commission recommendation.

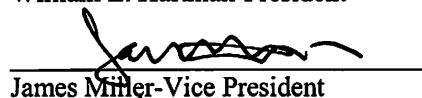
If adopting, the Ordinance takes effect immediately.

If rejecting, the Commissioners shall state their reason to the Plan Commission.


If amending, the Commissioners shall send an amendment back to the Plan Commission.



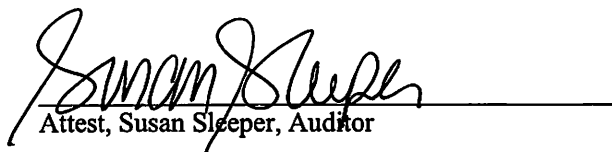
William L. Hartman-President



James Miller-Vice President



Kellen Dooley-Vice President



Attest, Susan Sleeper, Auditor

Prepared by: Christopher Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

This staff report is prepared by the DeKalb County Department of Development Services to provide information to the Plan Commission 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: Lynn A. & Lisa R. Reinhart
SUBJECT SITE: northeast corner of State Road 1 & County Road 64, St. Joe
REQUEST: Zone Map Amendment
EXISTING ZONING: R1, Low Density Residential
OP, Open Space & Parks
PROPOSED ZONING: A2, Agricultural
SURROUNDING LAND North: St. Joe/Spencerville Regional Sewer District/Single Family Residential (R1, OP, A2)
USES AND ZONING: South: Farm Ground/Single Family Residential (A2)
East: Farm Ground/Single-Family Residential (A2)
West: Farm Ground (R1)

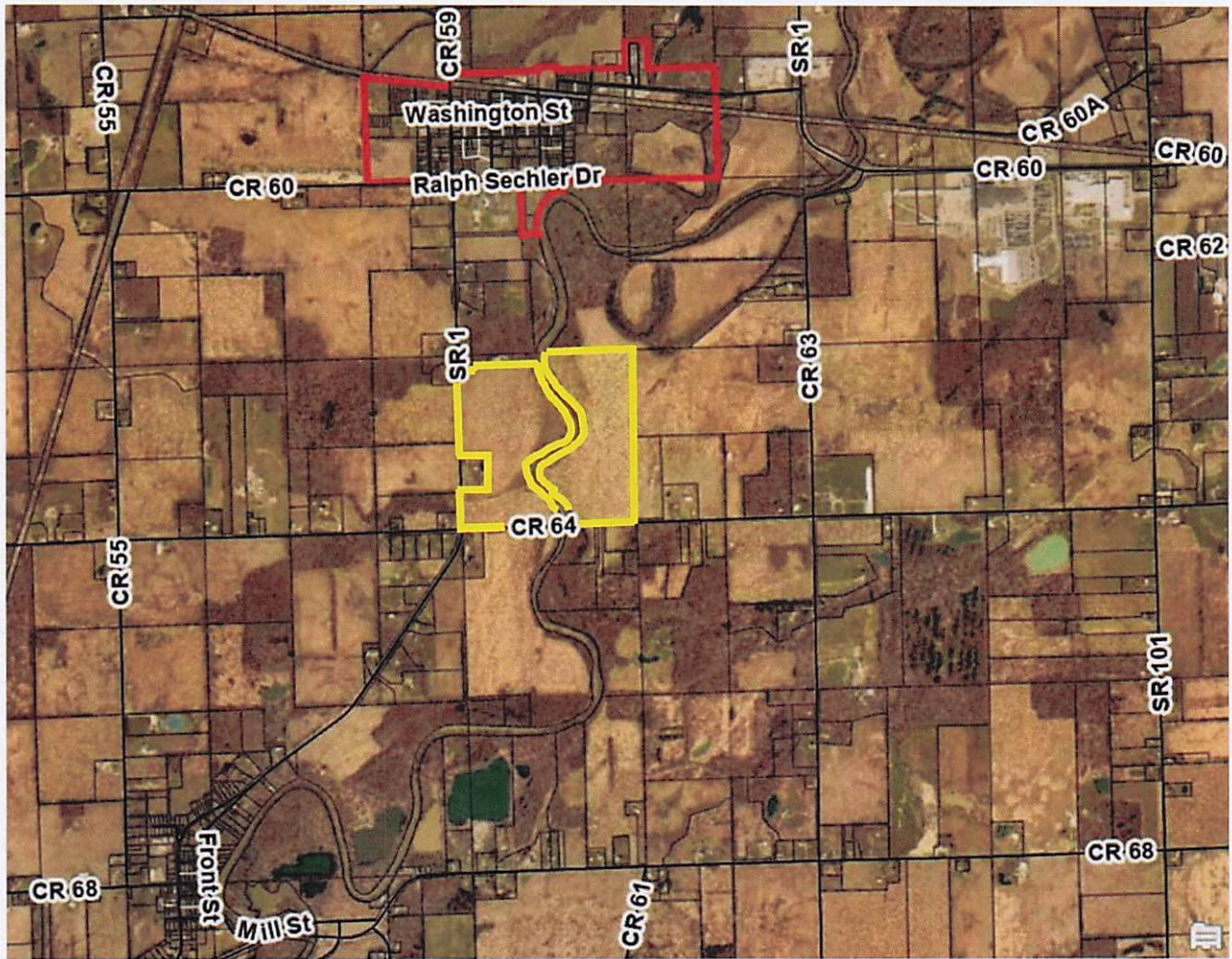
ANALYSIS:

The information provided in this staff report has been included for the purpose of reviewing the proposed zone map amendment (rezoning). Since the rezoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review and/or Development Plan process to address development regulations, if required.

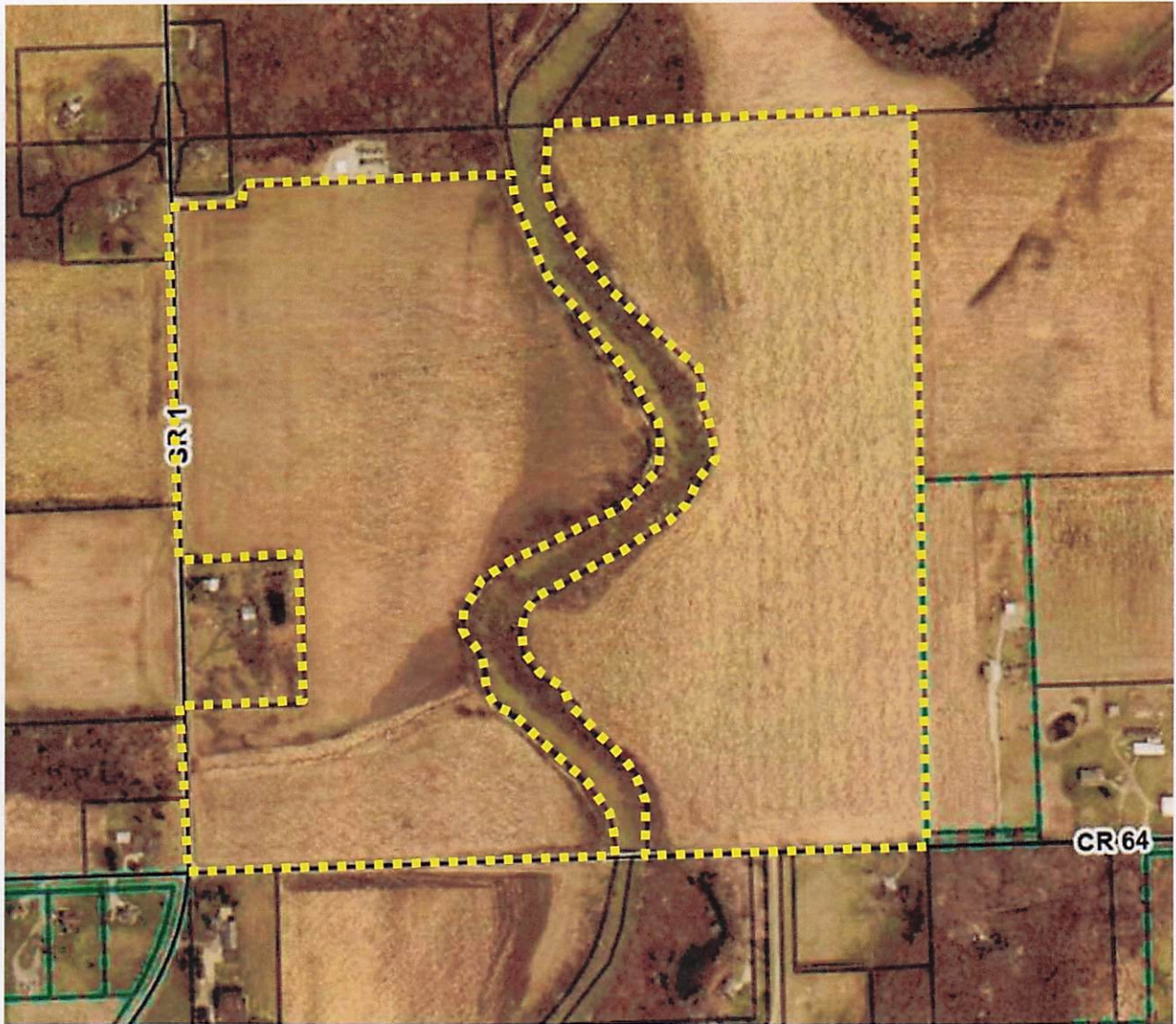
The request is to rezone approximately 100 acres from R1, Low Density Residential & OP. Open Space and Parks to A2, Agricultural. The property is located at the northeast corner of State Road 1 & County Road 64, St. Joe. See Location Map.

The purpose of the rezone proposed by the owner is for the property to have one zoning district when the property goes to auction.

LOCATION MAP:



Yellow Outline: Subject Area
Red Outline: Town of St. Joe



Yellow Outline: Subject Area

EXISTING ZONING MAP:



Light Blue: R1, Low Density Residential (existing zoning)
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Yellow Outline: Subject Area

Differences between the R1, Low Density Residential (Existing), OP, Open Space & Parks (Existing), and the A2, Agricultural (Proposed) Zoning Districts:

- **R1: Low Density Residential:** This district is established for single-family detached homes with small to medium sized lots.

Permitted uses within the R1 zoning district include the following (page 2-06 of the UDO).

Accessory Permitted Uses

- Home Based Business

Agricultural Permitted Uses

- Agricultural Crop Production

Institutional Permitted Uses

- Park, public
- Pool, public

Residential Permitted Uses

- Bed & Breakfast
- Child Care, Home
- Dwelling, manufactured Home
- Dwelling, multiple-family (2 or 3 units)
- Dwelling, Single Family
- Fair Housing Facility (Small)
- Short-Term Rental, owner occupied
- Short-Term Rental, non-owner occupied
- Storage Buildings, Private, Non-residential

- **OP: Open Space and Parks:** This district is established for open space, parks and recreational areas.

Permitted uses within the R1 zoning district include the following (page 2-02 of the UDO).

Agricultural Permitted Uses

- Agricultural Crop Production

Commercial Permitted Uses

- Driving Range
- Golf Course
- Skate Park
- Sports Field
- Swimming Pool

Institutional Permitted Uses

- Community Center
- Park, public
- Parking Lot, public
- Pool, public

- **A2: Agricultural:** This district is established for agricultural areas and buildings associated with agricultural production; also allows for some small infusion of non-agricultural single-family detached homes in areas where impact on agriculture and rural character is minimal. (page 1-5 of UDO)

Permitted uses within the A2 zoning district include the following (page 2-06 of the UDO).

Accessory Permitted Uses

- Home Based Business

Agricultural Permitted Uses

- Agricultural Crop Production
- Confined Feeding Operation – Up To Two (2) Times Indiana Department of Environmental Management (IDEM) Numbers
- Orchard
- Raising of Farm Animals
- Storage Buildings: Agricultural
- Storage of Agricultural Product
- Tree Farm

Industrial Permitted Use

- Telecommunication Facility

Institutional Permitted Uses

- Police, Fire or Rescue Station

Residential Permitted Uses

- Child Care, Home
- Dwelling, manufactured Home
- Dwelling, Single Family
- Fair Housing Facility (Small)
- Farmstead
- Storage Buildings, Private, Non-residential

Unified Development Ordinance Requirements

When considering a zone map amendment, the DeKalb County Plan Commission and the County Commissioners are obligated — under Section 9.06 G(3) of the DeKalb County Unified Development Ordinance — to pay reasonable regard to the following:

- a. The Comprehensive Plan;
- b. Current conditions and the character of current structures and uses in each district;
- c. The most desirable use for which the land in each district is adapted;
- d. The conservation of property values throughout the jurisdiction; and
- e. Responsible development and growth

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 **February 13, 2025**
2. Legal notice published in The Star on **March 21, 2025** and Publishers Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Non-Objection letter from the County Board of Health, dated **February 26, 2025**
5. Non-Objection letter from the County Highway Department, dated **February 24, 2025**
6. Non-Objection letter from the DeKalb County Soil & Water Conservation District, dated **February 21, 2025**
7. Non-Objection letter from the County Surveyor, dated **February 24, 2025**
8. Letter from the DeKalb County Airport Authority is not applicable.

UDO & STATUTORY MATTERS TO CONSIDER:

1. Is the change in zoning paying reasonable regard to the Comprehensive Plan?
The subject area has a Future Land Use (FLU) designation of Residential & Mixed Agricultural/Rural Residential. The proposed zoning district is mostly compatible with this FLU designation, but the designation does not limit the Zoning Districts that can be located within it.
2. Is the change in zoning paying reasonable regard to the current conditions and the character of current structures and uses in each district?
The existing development surrounding the property is agricultural and residential in use. This change in zoning will be consistent with the surrounding properties and the current conditions and character of current structures and land uses in the area.
3. Is the change in zoning paying reasonable regard to the most desirable use for which the land in each district is adapted?
The proposed zoning district is desirable for this property and the area.
4. Is the change in zoning paying reasonable regard to the conservation of property values throughout the jurisdiction?
The property values of the area should not be disturbed negatively.
5. Is the change in zoning paying reasonable regard to responsible development and growth?
In changing the zoning of the property to A2, Agricultural, the Plan Commission will be promoting the desired use of the land while promoting responsible development and growth.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Staff is recommending a favorable recommendation to the County Commissioners for the requested Zone Map Amendment. Should there be any conditions or commitments made by the Plan Commission and adopted by the County Commissioners, they shall be written and recorded in the Office of the DeKalb County Recorder.

**A DEKALB COUNTY PLAN COMMISSION
CERTIFICATION OF A PROPOSED AMENDMENT TO ZONE MAP
LOCATED AT THE NORTHEAST CORNER OF STATE ROAD 1 & COUNTY ROAD 64,
ST. JOE, INDIANA
TO THE DEKALB COUNTY COMMISSIONERS**

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, DeKalb County adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the zone ordinance map according to IC 36-7-4-608, and Section 9.06 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission, in accordance with law, held a public hearing on April 1, 2025 and considered the zone map amendment petition for approximately 100 acres. from R1, Low Density Residential and OP, Open Space & Parks to A2, Agricultural. All properties for this certification are generally located at the northeast corner of State Road 1 & County Road 64, St. Joe, Indiana; now, therefore be it

RESOLVED, That in accordance with IC 36-7-4-605, the DeKalb County Plan Commission certifies with a X favorable, _____ unfavorable, _____ no recommendation for the attached zone ordinance map amendment(s) to the County Commissioners of DeKalb County, Indiana.

Certified this 1st day of April 2025.

DEKALB COUNTY PLAN COMMISSION:


Signed _____
DeKalb County Plan Commission Official

JASON CARNAHAN
Print


Signed _____
DeKalb County Plan Commission Official

William O VanWye
Print

Meredith E Reith
Attest, Secretary
DeKalb County Plan Commission

Meredith E Reith
Print