

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, March 4, 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, Suzanne Davis, Jason Carnahan, 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, Rand & Carla Martz, Joe DePrisco, and Joe Herendeen.

PRAYER:

Jerry Yoder led prayer.

APPROVAL OF MINUTES:

Sandra Harrison moved to approve the minutes from February 4, 2025; seconded by Suzanne Davis. None Opposed. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #25-09 – David & Phyllis Lewis (Owner) and Joe DePrisco (Applicant) requesting a 1 Lot Subdivision known as J&C Acres. The proposed 1 lot subdivision will be a total of 14.28 acres. The subdivision will be used for a single-family residence. The property is located on the southeast side of County Road 68 and County Road 327, Garrett, Indiana and is zoned A2, Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report. He addressed why the proposed subdivision was needed. He stated that the existing zoning is R1 and the applicant is in the process of rezoning the property to A2.

Mrs. Rodgers asked if there were any questions or comments from the board. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto the 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 **February 4, 2025**
2. Legal notice published in The Star on **February 21, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 7, 2025**
5. Letter from County Highway dated **February 7, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 7, 2025**
7. Letter from the Drainage Board, dated **February 20, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Sauer Land Surveying**

10. The real estate to be developed is in Zoning District R1 & A2 (proposed) 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 68 & County Road 327 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.

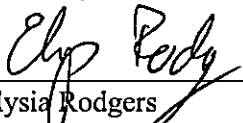
Conditions that will not be recorded but must be met:

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.

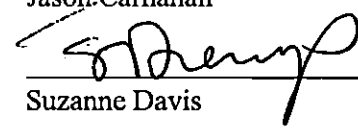
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-09, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4th DAY OF MARCH 2025.

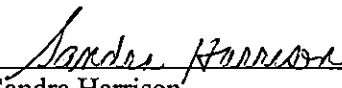
Motion made by Jason Carnahan, Seconded by Jerry Yoder.

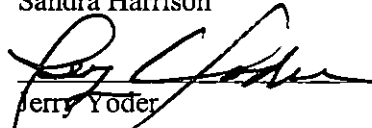
Vote tally: Yes: 5 No: 0


Elysia Rodgers


Jason Carnahan


Suzanne Davis


Sandra Harrison


Jerry Yoder

Petition #25-10 – Elizabeth & Ralph Baughman Jr. requesting a RePlat of Candy Hill Farm. The proposed Replat will be creating 3 additional buildable lots, for a total of 4. The subdivision will be used for single-family residences. The property is located between County Road 8 and County Road 10, approximately one-half miles west of the intersections of County Road 53 & County Road 8 & County Road 10, Waterloo, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report. He stated that the proposed RePlat was needed to create 3 additional buildable lots.

Mrs. Rodgers asked if there were any questions or comments from the board. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto the 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 **February 5, 2025**
2. Legal notice published in The Star on **February 21, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 7, 2025**
5. Letter from County Highway dated **February 5, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 7, 2025**
7. Letter from the Drainage Board, dated **February 20, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying**
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 (RePlat) 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 (RePlat) 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 8 & County Road 10 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.

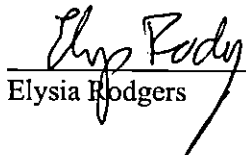
Conditions that will not be recorded but must be met:

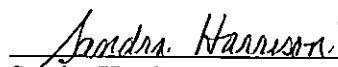
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not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


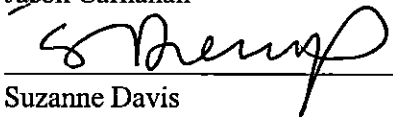
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #25-10, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4th DAY OF MARCH 2025.

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally: Yes: 5 No: 0


Elysia Rodgers


Sandra Harrison


Jason Carnahan

Suzanne Davis


Jerry Yoder

Petition #25-11 – Eric & Whitney Moughler requesting a RePlat of Moughler Addition. The proposed Replat will be increasing the size of Lot 1 and no new buildable lots are being created. The subdivision is used for single-family residence. The property is located at 1729 County Road 51, Waterloo, Indiana and is zoned A1, Conservation Agricultural

Mrs. Rodgers read the proposed petition.

Chris Gaumer read the staff report. He stated that the RePlat was need to clean up property lines.

Mrs. Rodgers asked if there were any questions or comments from the board. She opened the public portion of the hearing up to any comments or questions from the public on this petition. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer moved onto the 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 **February 7, 2025**
2. Legal notice published in The Star on **February 21, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 25, 2025**
5. Letter from County Highway dated **February 18, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 18, 2025**
7. Letter from the Drainage Board, dated **February 20, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Compass Land Surveying**
10. The real estate to be developed is in Zoning District A1 which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision (RePlat) 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 (RePlat) 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 where required. The existing driveway will be utilized.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. The existing 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.

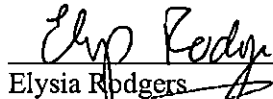
Conditions that will not be recorded but must be met:

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 REPLAT PETITION #25-11, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 4th DAY OF MARCH 2025.

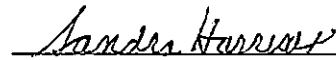
Motion made by Sandra Harrison, Seconded by Jason Carnahan.

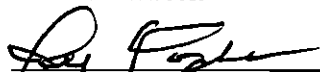
Vote tally: Yes: 5 No: 0


Elysia Rodgers


Jason Carnahan

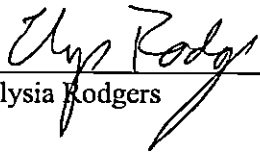

Suzanne Davis


Sandra Harrison


Jerry Foder

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:56 a.m.



Elysia Rodgers



Meredith Reith - Secretary