

**MINUTES**  
**DEKALB COUNTY PLAT COMMITTEE**  
**Tuesday, June 3, 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 and Jerry Yoder

**Members Absent:** Jason Carnahan

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

**Staff Absent:** None

**Public in Attendance:** Angie Wallace, Joe Herendeen, Steven Webb, Danee Webb, James Schmucker, Jake Wiederkehr, Greg Williams, Nolan Mark, and Marlene Lewis.

**PRAYER:** Jerry Yoder led prayer.

**APPROVAL OF MINUTES:**

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

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Petition #25-16** – James Schmucker & Steven M & Danee' M Webb requesting a 2 Lot Subdivision known as Schmucker's Acres. The proposed 2 lot subdivision will be a total of 39.3 acres. The subdivision will be used for single-family residences. The property is located at 4952 County Road 64, Spencerville, 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.

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 **April 7, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 9, 2025**
5. Letter from County Highway dated **April 9, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 7, 2025**
7. Letter from the Drainage Board, dated **April 17, 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 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 uses 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 64 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.


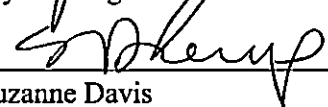
**Conditions that will not be recorded but must be met:**


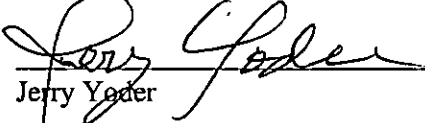
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not 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 #25-16, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 0

  
\_\_\_\_\_  
Elysia Rodgers  
  
\_\_\_\_\_  
Suzanne Davis

  
\_\_\_\_\_  
Sandra Harrison  
  
\_\_\_\_\_  
Jerry Yoder

Petition #25-17 – Gregory R Williams requesting a Replat of Williams Estates. The purpose of the replat is to reduce the lot size of Lot 1 and create 2 new buildable lots. The remainder of the Lot 1 will be non-buildable. The property is located at 1640 County Road 60, Garrett, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report stating why the proposed Replat was needed.

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 **April 7, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 10, 2025**
5. Letter from County Highway dated **April 11, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 9, 2025**
7. Letter from the Drainage Board, dated **April 17, 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 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 60 with dedication of right of way where required. The existing driveway will be utilized and the driveways for the new lots have been staked and approved by the Highway Dept.
- c. The extension of water, sewer & other municipal services, if applicable or required.  
Not applicable. The existing & new private septic systems 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:**

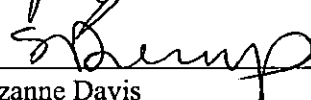
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not 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 #25-17, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 0

  
\_\_\_\_\_  
Elysia Rodgers

  
\_\_\_\_\_  
Suzanne Davis

  
\_\_\_\_\_  
Sandra Harrison

  
\_\_\_\_\_  
Jerry Yoder

Petition #25-18 – Jerry D & Terry L Perkins requesting a 1 Lot Subdivision known as Marlene’s Acres. The proposed 1 lot subdivision will be a total of 5.686 acres. The subdivision will be used for a single-family residence. The property is located on the east side of County Road 11, approximately one-tenth of a mile south of the intersection of County Road 2 & County Road 11, Hudson, 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. 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 **April 7, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **April 9, 2025**
5. Letter from County Highway dated **April 9, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 7, 2025**
7. Letter from the Drainage Board, dated **April 17, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **On The Mark 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 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 11 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.

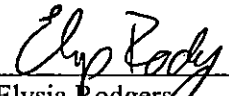
**Conditions that will not be recorded but must be met:**

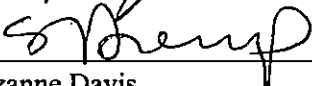
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not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

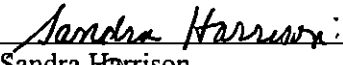
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-18, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

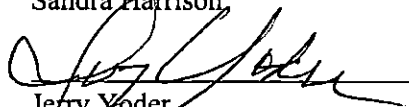
Motion made by Sandra Harrison, Seconded by Jerry Yoder.

Vote tally: Yes: 4 No: 0

  
\_\_\_\_\_  
Elysia Rodgers

  
\_\_\_\_\_  
Suzanne Davis

  
\_\_\_\_\_  
Sandra Harrison

  
\_\_\_\_\_  
Jerry Yoder

Petition #25-19 – Michael D & Rebel L Forrest requesting a 1 Lot Subdivision known as Soaring Eagle Acres. The proposed 1 lot subdivision will be a total of 2.21 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 14, approximately 200 feet east of the intersection of County Road 14 & County Road 27, Waterloo, 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.

Jerry Yoder asked why the property line for the second line wasn't near the south property line on the parent tract.

Mr. Gaumer asked Angie Wallace to approach the podium and address this.

Angie Wallace stated that there's a pond located to the rear of the parent parcel. They wanted to keep access to the parcel to get back to the pond if potentially selling the front two Lots.

Mrs. Rodgers 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 **April 29, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 1, 2025**
5. Letter from County Highway dated **April 30, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **April 30, 2025**
7. Letter from the Drainage Board, dated **May 15, 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 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 14 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.

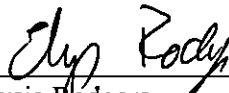
**Conditions that will not be recorded but must be met:**

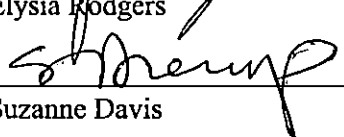
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not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

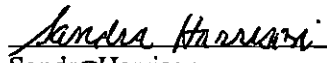
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-19, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

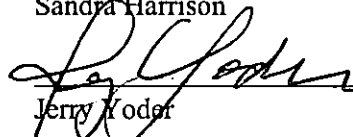
Motion made by Jerry Yoder, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 0

  
\_\_\_\_\_  
Elysia Rodgers

  
\_\_\_\_\_  
Suzanne Davis

  
\_\_\_\_\_  
Sandra Harrison

  
\_\_\_\_\_  
Jerry Yoder

Petition #25-20 – Chadd A & Nicole M Baker & Jay R Kelbley requesting a 2 Lot Subdivision known as Boomer's Addition. The proposed 2 lot subdivision will be a total of 4.26 acres. The subdivision will be used for single-family residences. The property is located on the east side of County Road 59, approximately one-half mile south of the intersection of County Road 59 & County Road 52, Saint Joe, 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. 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 **May 5, 2025**
2. Legal notice published in The Star on **May 23, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **May 22, 2025**
5. Letter from County Highway dated **May 6, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 6, 2025**
7. Letter from the Drainage Board, dated **May 15, 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 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 59 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:**


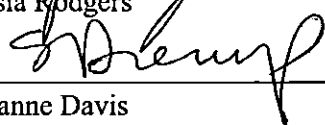
1. Comply with the Staff Report.

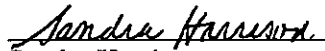
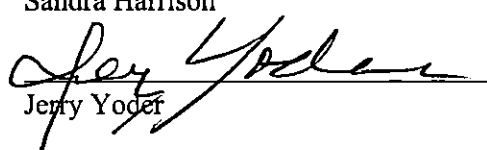
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant 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 #25-20, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3<sup>rd</sup> DAY OF JUNE 2025.

Motion made by Suzanne Davis, Seconded by Sandra Harrison.

Vote tally:      Yes: 4                      No: 0

  
\_\_\_\_\_  
Elysia Rodgers  
  
\_\_\_\_\_  
Suzanne Davis

  
\_\_\_\_\_  
Sandra Harrison  
  
\_\_\_\_\_  
Jerry Yoder

**ADJOURNMENT:**

There being no further business to come before the Plat Committee, the meeting was adjourned at 9:05 a.m.

  
\_\_\_\_\_  
Elysia Rodgers

  
\_\_\_\_\_  
Meredith Reith - Secretary