

**MINUTES**  
**DEKALB COUNTY PLAT COMMITTEE**  
**Tuesday, July 1, 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 Jason Carnahan

Members Absent: Jerry Yoder

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

Staff Absent: None

Public in Attendance: Angie Wallace, Donald & Candice Hagar, Joe Gabet, and Nolan Mark

**PRAYER:** Elysia Rodgers led prayer.

**APPROVAL OF MINUTES:**

Sandra Harrison moved to approve the minutes from June 3, 2025; seconded by Suzanne Davis. None Opposed. Jason Carnahan abstained due to absence. Motion carried.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Petition #25-22 – Jerry D & Terry L Perkins requesting a 1 Lot Subdivision known as Shane's Acres. The proposed 1 lot subdivision will be a total of 2.84 acres. The subdivision will be used for a single-family residence. The property is located on the south side of County Road 2, approximately one-quarter mile east of the intersection of County Road 2 & County Road 11, Hudson, 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 **June 2, 2025**
2. Legal notice published in The Star on **June 20, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **June 6, 2025**
5. Letter from County Highway dated **June 2, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **June 3, 2025**
7. Letter from the Drainage Board, dated **June 19, 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 2 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.

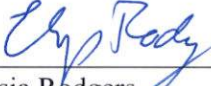
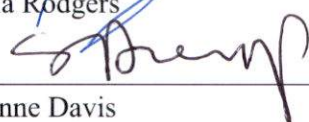
**Conditions that will not be recorded but must be met:**

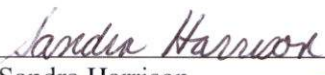

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not 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 #25-22, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 1<sup>st</sup> DAY OF JULY 2025.

Motion made by Suzanne Davis, Seconded by Jason Carnahan.

Vote tally: Yes: 4 No: 0

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

  
\_\_\_\_\_  
Sandra Harrison  
  
\_\_\_\_\_  
Jason Carnahan

Petition #25-23 – Wayne Smith requesting a 1 Lot Subdivision known as Field View. The proposed 1 lot subdivision will be a total of 2.197 acres. The subdivision will be used for a single-family residence. The property is located on the west side of County Road 9A, approximately one-tenth mile north of the intersection of County Road 9A & County Road 66, Garrett, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. 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.

Candice Hagar approached the podium stating that she would like to see the home be 1,600 sq. ft for a single story and not exceed 16 feet for the second story of the home. (Was unsure what was stated with audio not on.)

Mr. Gaumer stated that the ordinance requires a minimum of 1,200 sq. ft. The Plat Committee could add a condition on the Plat. If not, we will move forward.

Mrs. Rodgers asked if there were any comments from the board. Hearing none. She asked if there were any further comments from the public. 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 28, 2025**
2. Legal notice published in The Star on **June 20, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **June 6, 2025**
5. Letter from County Highway dated **May 28, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **May 29, 2025**
7. Letter from the Drainage Board, dated **June 5, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Fore Sight Consulting**
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 9A 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.


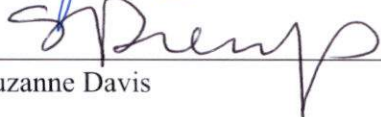
**Conditions that will not be recorded but must be met:**

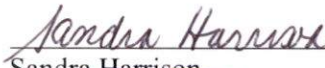
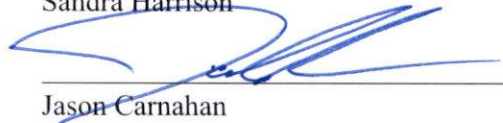
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not 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 #25-23, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 1<sup>st</sup> DAY OF JULY 2025.

Motion made by Jason Carnahan, Seconded by Sandra Harrison.

Vote tally: Yes: 4 No: 0

  
Elysia Rodgers  
  
Suzanne Davis

  
Sandra Harrison  
  
Jason Carnahan

Petition #25-24 – Donald J & Candice A Hagar requesting a 1 Lot Subdivision known as New Era Depot. The proposed 1 lot subdivision will be a total of 2.5 acres. The subdivision will be used for a single-family residence. The property is located between CR 9A & County Road 11A, approximately one-quarter mile south of the intersection of County Road 9A & County Road 11A, and County Road 64, Garrett, 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 9A & County Road 11A with dedication of right of way. Driveway location on County Road 11A 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.
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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:**

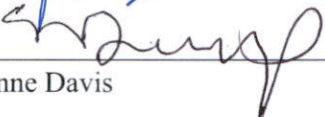
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
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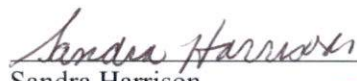
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #25-24, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 1<sup>st</sup> DAY OF JULY 2025.


Motion made by Sandra Harrison, Seconded by Suzanne Davis.

Vote tally: Yes: 4 No: 0

  
Elysia Rodgers

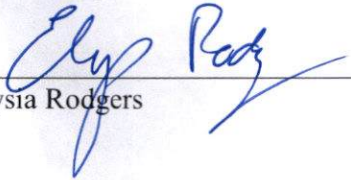
  
Suzanne Davis

  
Sandra Harrison

  
Jason Carnahan

**ADJOURNMENT:**

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:53 a.m.

  
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Elysia Rodgers

  
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Meredith Reith - Secretary