

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, August 5, 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, Jerry Yoder and Jason Carnahan

Members Absent: None

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

Staff Absent: None

Public in Attendance: Nick Kreigh, Chad Fox, Angie Wallace, Colton Wallace, Eli Kreigh, Julie Kreigh, and Joshua Lash.

PRAYER: Jerry Yoder led prayer.

APPROVAL OF MINUTES:

Sandra Harrison moved to approve the minutes from July 1, 2025; seconded by Suzanne Davis. None Opposed. Jerry Yoder abstained due to absence. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #25-25 — Fox Investment Holdings LLC & Fox Contractors Corp requesting a Replat of Country Cove Section II, Lot 5. The purpose of the RePlat is to correct the plat from when State Road 327 was rerouted through the lot, splitting it in half. This will legally create 2 buildable sites. The property is located at 3588 State Road 327, Auburn, Indiana and is zoned A1, Conservation Agricultural.

Elysia Rodgers read the proposed petition.

Chris Gaumer read the staff report. He addressed why the proposed Replat was needed. This is due to State Road 327 being rerouted through the lot, splitting it in half. This will legally create 2 buildable sites once the Plat is approved. He addressed that the Health Department approval is not included. The petitioner is in the process of getting the soil borings completed and a condition has been added to address this.

Mrs. Rodgers asked if there were any questions or comments from the board. Hearing none. 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 **July 3, 2025**
2. Legal notice published in The Star on **July 25, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **condition of approval**
5. Letter from County Highway dated **July 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **July 9, 2025**
7. Letter from the Drainage Board, dated **July 17, 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 34 & State Road 327 with dedication of right of way where required. The existing driveways will be utilized.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
Not applicable. The existing 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:

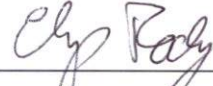
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not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

5. The soil borings for Lot 6 must be completed and added to the plat before recording in the Recorder's Office.

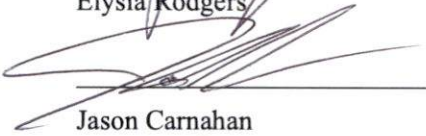
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #25-25, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 5th DAY OF AUGUST 2025.

Motion made by Sandra Harrison, Seconded by Jerry Yoder.

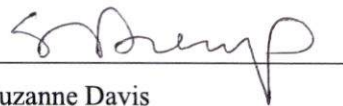
Vote tally: Yes: 5 No: 0



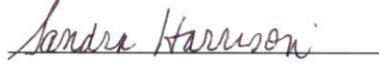
Elysia Rodgers



Jason Carnahan



Suzanne Davis



Sandra Harrison



Jerry Yoder

Petition #25-26 — Martin L. & Betty E. Schwartz requesting a Replat of Martin L. Schwartz Subdivision. The purpose of the RePlat is to lessen the acreage of Lot 1. No new buildable lots are being created. The property is located at 0659 County Road 9A, Hudson, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer added that Angie Wallace reached out to him and addressed that Martin Schwartz would like to postpone the meeting to have the Plat changed. He asked Angie to come to the podium and explain the reasoning for this.

Angie Wallace approached the podium stating that when Martin Schwartz first called her, he wanted a Replat to address the area that had been cut out originally from his home. He called after everything was submitted and wanted to do a six-acre cut out also. This is why I will need to ask for a continuation to get this updated.

Mrs. Rodgers stated that based on what's been presented, we will need to have a vote to continue the meeting at the next Plat Committee on October 7th. She asked all those in favor of continuing the meeting to say "Aye" None Opposed. Motion Carried.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO CONTINUE THE MEETING ON OCTOBER 7th TO ADDRESS CHANGES TO PETITION #25-26, ON THIS 5TH DAY OF AUGUST 2025.

Petition #25-27 — Nick E. & Julie M. Kreigh requesting a Replat of Brooke's Crossing, Lot 6. The purpose of the RePlat is to split the current Lot 6 into 2 total lots (Lot 6 & Lot 7). Only 1 new buildable lot is being created. The property is located at 5934 County Road 35, Auburn, Indiana and is zoned A2, Agricultural.

Mrs. Rodgers read the proposed petition.

Mr. Gaumer read the staff report. He addressed that the Replat is needed to create another buildable lot. He stated that when the original Plat was created to include the Ellen Reed Miller Lateral Drain it was placed in the incorrect location on our GIS maps. The drainage easement as you see on the proposed map has changed. We went out and determined the correct location of the drain and pond. This calculation determined the size of the drainage easement.

Mrs. Rodgers asked if there were any questions or comments from the board. Hearing None. 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 **July 3, 2025**
2. Legal notice published in The Star on **July 25, 2025** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff
4. Letter from the County Board of Health, dated **July 18, 2025**
5. Letter from County Highway dated **July 8, 2025**
6. Report from the DeKalb County Soil & Water Conservation District, dated **July 7, 2025**
7. Letter from the Drainage Board, dated **July 17, 2025**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Midwest 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 35 with dedication of right of way where required The existing driveway will be utilized for Lot 6. The driveway location for lot 7 has 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 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.

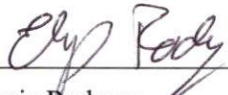
Conditions that will not be recorded but must be met:

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.

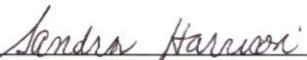
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #25-27, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 5th DAY OF AUGUST 2025.

Motion made by Sandra Harrison, Seconded by Jerry Yoder.

Vote tally: Yes: 5 No: 0



Elysia Rodgers



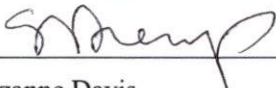
Sandra Harrison



Jason Carnahan



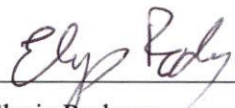
Jerry Yoder



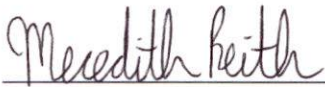
Suzanne Davis

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:50 a.m.



Elysia Rodgers



Meredith Reith - Secretary