

**MINUTES
DEKALB COUNTY PLAN COMMISSION
Wednesday November 19, 2025**

The Regular Meeting of the DeKalb County Plan Commission was called to order at 6:30 p.m. in the DeKalb County Commissioner's Courtroom by Plan Commission President, Jason Carnahan

ROLL CALL:

Members Present: Jason Carnahan, William Van Wye, William Hartman, Tyler Lanning, Suzanne Davis, Angie Holt, Sandra Harrison, Jerry Yoder, and Jared Malcolm (Non-Voting)

Members Absent: Frank Pulver and Elysia Rodgers.

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

Staff Absent: Plan Commission Attorney Andrew Kruse

Community Representatives Present: Mike Makarewich

Public in Attendance: Kellen Dooley

PLEDGE OF ALLEGIANCE:

Jason Carnahan led The Pledge of Allegiance.

PRAYER:

Jerry Yoder led in prayer.

APPROVAL OF MINUTES:

Motioned by Angie Holt to approve the August 20, 2025 meeting minutes. Seconded by Sandra Harrison. None opposed. Motion carried. William Hartman abstained due to absence.

CONSIDERATION OF CLAIMS:

Jason Carnahan inquired about any comments, questions, or motions to approve August/September/October 2025 claims, totaling \$113,899.86.

Suzanne Davis motioned to approve claims seconded by William Hartman. None opposed. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Butler ETJ Agreement 2025 Discussion:

Chris Gaumer explained that the Butler ETJ agreement is included in the packet. The County currently has an Extra-Territorial Jurisdiction (ETJ) area with the City of Butler, which has been part of the city's Comprehensive Plan for several years. Butler recently adopted its revised Comprehensive Plan, Indiana Code requires when a new plan is adopted, an interlocal agreement must also be established. The agreement presented tonight fulfills that requirement. He noted that the agreement is very similar to those previously approved with Auburn, Garrett, and Waterloo over the past four to five years. This will be the fourth interlocal agreement with a municipality. He reviewed the document, stating it was recommended for approval by Butler's Plan Commission on October 16th and subsequently received a recommended approval from the City Council. The agreement is now awaiting recommendations from the County Plan Commission and the County Commissioners.

He explained that the purpose of the agreement is simply to formalize in writing the procedures already in place for the ETJ area. He highlighted Section 2, which states that zoning authority within the ETJ will transfer to the City of Butler and will no longer be administered by the County. However, any project within the ETJ will still need to go through the County Surveyor or Drainage Board. He pointed out one key difference in this agreement. This is sewer hookups, unlike other municipalities, the City of Butler wanted the option not to require connection to city sewer if it is not financially feasible. In such cases,

septic systems may be allowed, provided all zoning requirements are met. The subdivision control authority within the ETJ will also fall to the city, including approval of new subdivisions, lots, or developments. Street standards will follow the Highway Department's specifications, included in Exhibit B, which have been reviewed and approved with no changes. Drainage plans for subdivisions will still require review by the County Surveyor or Drainage Board. Addressing will be handled throughout the County, though the city will determine when new addresses are required. He emphasized that these practices are already in place and are now being formally documented. He clarified that while the city will handle zoning enforcement within the ETJ, the County will retain authority over public nuisance ordinances, such as issues involving trash or disabled vehicles.

He also reviewed the updated maps included in the packet. The current ETJ boundary ends at Butler's southern border, but the city and planning staff have discussed expansion for several years. Previous city planners had requested this extension, though it was never completed. The proposed expansion extends south to CR 34, west to CR 61, and east to CR 71, as shown in the red outline. The purpose of the ETJ, he noted, is to ensure that development around the municipality aligns with city planning and zoning standards and to reduce the likelihood of non-conforming structures or uses if those areas are annexed in the future. He reiterated that similar agreements are already in place with other municipalities and added that Hamilton has an ETJ based on existing Indiana Code, which does not require an interlocal agreement. He concluded by inviting any questions and stated that a recommendation to the County Commissioners is needed, with final consideration scheduled for December 8th.

Angie Holt addressed that she had a couple of questions. She asked if there were any notable differences from other Interlocal Agreements or any updates/improvements.

Mr. Gaumer stated that just the Sewer Hookup was the main one that changed. This would give the City of Butler the ability to not require the city hookup.

Sandra Harrison added that this gives them more flexibility.

Mrs. Holt asked how this impacts the people that will be in this newly expanded area of the ETJ, would it be up to the city.

Mr. Gaumer stated that this would be for new development. If the City wanted to extend this sewer hookup they could but it isn't mandatory. From what he understood, Auburn is the only municipality that has sewer that extends outside of their jurisdiction. The other municipalities Garrett, Butler, and Waterloo have agreed that if there're going to extend sewer outside their municipality, they would annex this as well. He addressed that this would probably happen with the City of Butler and if a development came and requested city sewer, they would annex this portion to allow sewer. If a new sewer line came the city would have the flexibility not to require the connection.

Andrew Kruse mentioned that Butler does have a sewer line extended to SDI. You wouldn't want everyone next to that sewer line to have to hook up to it since it's there specifically for SDI.

Mr. Gaumer added that they couldn't really have annexed SDI, but they could have.

Mrs. Holt asked why it's in the Interlocal Agreement why wouldn't it be the other way around that they can require people to do it vs opting out.

Mr. Gaumer stated that they can require people to hook up. He addressed that most of this requires all new development and new construction of homes, within 300 feet of a gravity sewer to hook into that main municipal sewer. If this doesn't make sense financially or feasibility-wise or if they have a recently developed septic system that's in working order, we're not going to require them to hook up.

Mrs. Holt asked so the city would be making this decision. Mr. Gaumer stated yes.

Mr. Kruse added that the default would typically be for cities and towns that you would have to hook up. This might help a homeowner if they just put in new septic system and the city may grant them a waiver.

Mrs. Holt expressed that her concern was that we're not adding additional people to hook up to city sewer.

Mr. Kruse stated that this has the option to benefit people more.

Mr. Gaumer added that this was the intent of the wording.

Mr. Kruse stated that this doesn't harm anyone but just benefits them.

Jason Carnahan stated that the intention is for pretty much all of it to be zoned in the agricultural zoning.

Mr. Gaumer stated that this right, there's some properties that are zoned industrial that'll switch to theirs. He added that he wanted to say that the only property that did change was the Malcolm Farms from rural estate to agricultural. The property next to the school is owned by Malcolm Farms as well and was zoned for the school back to agricultural. He stated that Butler will mirror what our zoning is.

Mrs. Holt asked about the enforcement of the public nuisance ordinance by the county. Can you explain if this is the county's desire or is that just continuing the way that it's currently operating.

Mr. Gaumer addressed that this is the way we've been operating in the other municipalities as well. Due to county code, it cannot extend outside of their municipal limits.

Mr. Kruse addressed that you mean like Butler, cannot follow their nuisance ordinance and other codes outside their city limits.

Mr. Gaumer stated that the county would enforce these rules.

Mrs. Holt asked so this agreement is approximately four years. Is that standard that we have with our other agreements and our we are up to date on all our other ones.

Mr. Gaumer stated that this is a standard agreement of four years. He believed that we are due to review Auburn's. He addressed that the wording is that we review with planning staff every four years. It wouldn't necessarily come to plan commission unless there was some sort of major revision. He read the wording from the agreement. "If the agreement is not revised, it should try to remain in full force effect until modified by the county and city." So really if there'd be anything major that would change the agreement if the county or city decided. He gave an example, maybe we would decide to switch our addressing standards to be like the cities and towns because we do the opposite. If we change this and make it uniform, we will need to change the agreement to reflect this.

Mrs. Holt mentioned that otherwise it stays internal to your staff and unless one of the parties wants to revisit it, then it stays.

Mr. Carnahan asked if there was any more discussion amongst the board. He asked if there was anyone in the audience that would like to speak on this agreement. Hearing none. The public portion was closed.

Mr. Gaumer explained that the interlocal agreement is between the two county executives. The Plan Commission reviews it to provide a recommendation to the County Commissioners. It was presented to the Butler Plan Commission for a recommendation to City Council. He emphasized that a recommendation is desired. The agreement was published in the newspaper to inform the public. During Butler's public hearing, letters were sent to all property owners within the extended ETJ, resulting in what was likely Butler's first fully attended city council meeting. Public questions focused on taxation, zoning, property impacts, and whether city sewer connections would be required. He clarified that property taxation and assessment are not determined by this agreement.

Jared Malcolm added that most of the residents were concerned about how this would change their day-to-day lives. The county will still handle almost everything. It will be just permitting and zoning but most of this will still be with the county. As far as the septic and sewer issue, the number that the mayor used cost a million dollars a mile to put in new sewer. It would have to be pretty advantageous to get enough units to make that worth it.

Mr. Carnahan stated that if there's no more questions or discussion. We would entertain a motion for a favorable, unfavorable, or no recommendation to the County Commissioner's.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS EXTRA TERRITORIAL JURISDICTION AGREEMENT WITH THE CITY OF BUTLER, IS HEREBY CERTIFYING A FAVORABLE RECOMMENDATION TO THE COUNTY COMMISSIONERS ON THIS 19TH DAY OF NOVEMBER 2025.

Motion made by: Sandra Harrison

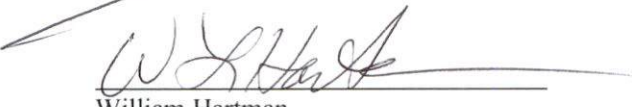
Seconded by: Suzanne Davis

Vote tally: Yes: 8


No: 0



Jason Carnahan


William Van Wye


William Hartman


Sandra Harrison


Tyler Lanning


Suzanne Davis


Angie Holt


Jerry Yoder

DeKalb 2040 – Comprehensive Plan Future Land Use Discussion/Update:

Mr. Gaumer said that he would like to review the future land use map for the Comprehensive Plan with everyone tonight. It's been reviewed again by his office and the draft land use classifications are in your packet as well. He stated that he wanted to see if there was anything glaring that you all thought may need revised. He addressed that in our old future land use map we had two agricultural districts. One was a plain agricultural and the other was a mixed agricultural and rural residential. This was combined into just one agricultural district, and our zoning can dictate what should be conservation agricultural vs agricultural. The change was to combine the two colors into one. The other change was the airport compatible use area, the hatched lines you see there surrounding the airport. Before it was just kind of the immediate vicinity of the airport over to CR 39, CR 19, south to CR 68, and north to CR 56. It didn't match what our airport compatible area overlay district was. He felt that the future land use map should mirror what that airport compatible area is because that area is not going to change. It's been approved by the FAA and to get that revised and changed would be a whole undertaking and he doesn't think that's going to happen. He addressed another change that he would like to discuss tomorrow, the SDI area. It looks like all of it went agricultural and this is an error on their part, and he will make sure it gets corrected. If you all remember there was a future map from the old comp plan showing a long corridor of industrial future land use towards SDI. He walked over to the board showing the draft of the future land use map. He addressed that four or five properties have been rezoned from industrial back to agricultural or residential. He believed that when the comp plan was done, that this would be an industrial corridor around SDI. He just really didn't see this happening. We revised the map to include the current SDI properties and the properties to the south along SR 8 and CR 55 would show this industrial area. He expressed that it just didn't make sense for this area to remain industrial having homes on these properties already. He stated that he would like to go over this draft with everyone and see if there were any areas that needed to be changed or included. There were discussions regarding what happens around Auburn and Waterloo. This will remain

as a residential area. The area of St Joe for their ETJ has been updated. This plan won't be adopted until probably March or April. The draft also included the new potential Butler ETJ area. He added that currently in our future land use plan for classifications they aren't defined well. In the packet you will find the eight classifications that we have. It states the description as to what the primary uses are, what could be secondary uses within that area and additional notes gives the plan commission flexibility in rezoning properties. He explained that as you guys know when we rezone properties you should be mindful to what the future land use map and comprehensive plan says, but the future land use map doesn't dictate that you must have these zones under this future land use map designation. Having these primary and secondary notes gives flexibility to the plan commission to have additional backing when you make your recommendations to the County Commissioners for rezones or even development plans. The draft has been submitted to the steering committee; the future land use map and classifications have already been reviewed. If you have anything you may want to see changed, he would be happy to take these back to the consultant. We will be meeting tomorrow at 9 am and any edits can be received by the first week of December.

Mr. Yoder asked what agricultural land use would do for the Amish that we're moving in. They would like to have a home-based business that's not going to be agricultural based. If they have a business like a small engine shop, where will this fit into all this area.

Mr. Gaumer stated that it will still follow the same laws that we have now. So, if they have a small engine shop, they will still fall under our home-based business part of our zoning. This doesn't change the future land use classification of the property; it's still seen as agricultural.

Mr. Yoder addressed that in the classifications it states that agricultural includes, single family dwellings on large lots and agricultural related businesses. It doesn't really state the business other than agricultural.

Mr. Gaumer stated that this would need to be addressed in our home-based business section of our ordinance. This would have the types of home-based businesses that would be permitted and would have to go to the BZA to be reviewed. He thinks that we could add this as a secondary use and add something about a home-based business conforming to the UDO standards.

Mr. Malcolm added that the one we talked about in the meeting you have at I-69 and CR 68 are all industrial. He expressed this as being a pipe dream to end up with an off ramp. Just based on some of the housing in that area he didn't believe that the people would be happy about this.

Mr. Gaumer stated that he remembered this being discussed at the meeting. He wasn't sure why it was left and hadn't talked to the consultants since. Maybe this is just a mistake made on their end. This needs to be discussed with Commissioner's and INDOT to confirm that an interchange at CR 68 is going to happen, maybe in 10 years or if we would need another one and this is where it would go. It just would make sense to have this in the future land use map and it doesn't happen for 20 years or more. This needs to be discussed to make sure this is something that would happen to leave this future zoning on the map. He expressed that he didn't see this as being industrial. Probably would be more commercial and condensed because the intersections of Union Chapel, SR 8, and 11A are going to be where commercial development could possibly be.

Suzanne Davis stated that unless it was something that wanted to be close to the airport and possibly an industry.

Mr. Malcolm added that they're going to have regulations on what kind of business can be done by the airport.

Mr. Gaumer addressed that there's signs near the airport promoting the land that they own for commercial development. It makes total sense that they're looking for very low intensity warehousing style elements. Nothing that's going to cause large influx of traffic, that sort of thing. He discussed what could happen if they plan to develop any of the areas near the airport. This change will need to be discussed during the

steering committee meeting. This area of CR 68 should probably change to residential. He would like everyone to look at this and provide any comments before it's submitted.

Mr. Carnahan asked if there were any more updates regarding the Comp Plan.

Mr. Gaumer added that he received a copy of the draft of the whole Comp Plan. We will be discussing at the meeting the goals and objectives and priority projects tomorrow. The month of December will consist of updating and revising the plan for a public meeting draft. The comments of the draft are due by Friday December 5th and hope to have a public draft ready by Friday December 19th. A presentation on January 21st and the first round of those public draft comments are due by February 1st. We will probably have a public hearing in March to give recommendations to the County Commissioners.

REPORTS FROM OFFICERS, COMMITTEES, STAFF OR TOWN/CITY LIAINSONS:

Mrs. Davis informed the board that the City of Auburn held their meeting. In October approval was made to redo the parking lot that's south of Seventh Street with access to Union Street. They're going to eliminate the expiration date for utilizing the parking lot and we're going to put a permeable hard surface and mark the parking places. After completion this will be used by the public and not just employees. This month, the YMCA early learning center is buying the property that was Signature Construction that's on North Street. They have plans to expand and build another building that's going to be 6,700 square feet, with five classrooms and a lot of outdoor area and additional parking. This new expansion will allow the center to have more children. There was discuss on the East Auburn Estates which is between CR 31 and CR 46A just south of Auburn Drive. The residential plan was approved for approximately 65 home sites. This was previously approved to be annexed into the city, and this development will be under city standards. They also discussed that Fortify 11 will be constructing apartments just south of Fortify Life. This was tabled during the hearing until next month due to all the documents not being submitted.

Mrs. Harrison informed the board that the City of Butler held their meeting. They discussed their Comprehensive Plan changes. There was a public hearing on the interlocal agreement with the county and the ETJ area. The public asked questions on this new area and between Chris Gaumer and Andrew Provines the answers were very informative. The public seemed to be okay with the answers that were heard. They worried about the next people in charge coming on. They trust and believe what's happening now but what about the predecessors. It's hard to tell people it's in writing and you must believe what's in writing will be followed. The City of Hamiton held their meeting. They're looking at subdivision control requirements and sign control ordinances. Brent Shull gave everyone copies of the ordinances and they will meet again in January.

Mrs. Holt informed the board that there was no meeting for the City of Waterloo.

Mr. Van Wye informed the board that there was no meeting for the City of Ashley.

Jerry Yoder addressed that there should be a liaison from the board here to go to St. Joe's town meetings.

Mr. Gaumer stated that we don't have anyone currently representing St. Joe and can add this to the list come January. He asked when they usually hold their meetings.

Mr. Yoder answered that it may be the second Tuesday of every month.

Mrs. Harrison addressed that when St. Joe was here for the meeting, they asked about having a representative.

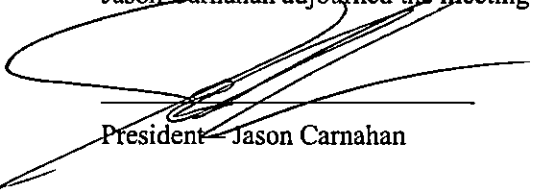
Mr. Gaumer stated that they did ask and Corunna would like to have one as well. When we met with Corunna for the Comprehensive Plan, there town board president asked if he could be on our Plan Commission. He can't be on our Plan Commission. He told him that he can be a liaison or non-voting representative and may join next year. We could add Corunna as well if anyone would like to go.

COMMENTS/QUESTIONS FROM THE PUBLIC IN ATTENDANCE:

None

ADJOURNMENT:

Jason Carnahan adjourned the meeting at 7:18 p.m.



President – Jason Carnahan



Secretary – Meredith Reith