

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

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AGENDA

**DeKalb County Plan Commission
Commissioners Court – 2nd Floor DeKalb County Court House
Wednesday, January 21, 2026**

5:00 PM

To view the livestream, click here: <https://tinyurl.com/YouTubeDCPC>

1. Roll call
2. Pledge of Allegiance
3. Prayer
4. Election of Officers

- President: _____ ACTION Motion to nominate:
Second:
Motion close nomin's:
Second:
In favor: Opposed:
- Vice-President: _____ ACTION Motion to nominate:
Second:
Motion close nomin's:
Second:
In favor: Opposed:
- Secretary: Meredith Reith ACTION Motion to nominate:
Second:
Motion close nomin's:
Second:
In favor: Opposed:

5. City/Town Representatives

- Auburn (2nd Tuesday @ 6 PM): _____
- Ashley (1st Tuesday @ 7 PM every other month): _____
- Butler (3rd Thursday @ 6:30 PM): _____
- Garrett (4th Tuesday @ 4:30 PM): _____
- Hamilton (2nd Monday @ 7 PM): _____
- Waterloo (3rd Monday @ 4:30 PM): _____
- St. Joe (Town Council: 1st & 3rd Tuesday @ 6:30 PM): _____

6. Board of Zoning Appeals Member Appointment by the Plan Commission (currently Jason Carnahan)
 - Meetings held on 2nd Monday @ 6 PM: _____
 - Alternate (to be used in case of conflict of interest, or other reason member is not able to attend. Can only be alternate for Plan Commission member. Cannot be alternate for any other BZA member.)
 - Current Alternate: Angie Holt: _____
7. Plat Committee Members: Need 3 minimum or 5 maximum at a meeting.
 - Currently: Elysia Rogers, Suzanne Davis, Sandy Harrison, Jerry Yoder, Jason Carnahan
8. Approval of Minutes: December 17, 2025
9. Consideration of Claims: December 2025

Payroll	\$26,954.40
Amazon – Office Supplies	\$78.36
HWC Consultant Fees	\$8,725.50
Kruse & Kruse 4 th Quarter Legal Fees	\$1,827.83
Lassus	\$183.84
Mileage – Jhace Sleeper	\$100.50
Notary Training – Meredith Reith	\$210.92
Verizon	\$83.49
WestWood Car Wash	\$9.00
TOTAL:	\$38,173.84

10. Old Business: None

11. New Business:

DeKalb 2040 – Comprehensive Plan Draft Presentation: HWC Engineering

- Visit www.dekalb2040.com and click on the box to download and print:

Click to review the DeKalb County 2040 Comprehensive Plan
Public Draft

- If you want one printed, please let us know. Copies will be available at the meeting.
- After PC Member Q&A: Comprehensive Plan Open House in Courthouse Rotunda

12. Reports from Officers, Committees, Staff or Town/City Liaisons

13. Comments from Public in Attendance

14. Adjournment

Next Meeting: February 18, 2026

**If you cannot attend, please contact Meredith Reith
mreith@co.dekalb.in.us | (260) 925-1923**

***PLEASE ENTER THROUGH THE NORTH DOOR OF
COURTHOUSE LOCATED ON SEVENTH STREET.**

****No cellphones, tablets, laptops, or weapons are permitted.**

MINUTES
DEKALB COUNTY PLAN COMMISSION
Wednesday December 17, 2025

The Regular Meeting of the DeKalb County Plan Commission was called to order at 7:00 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, Frank Pulver, and Elysia Rodgers

Members Absent: None

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

Staff Absent: Plan Commission Attorney Andrew Kruse

Community Representatives Absent: Mike Makarewich

Public in Attendance: Leroy & Shyla Gruber, Jacob Walker, Brian Moench, Dee Baird Impton, Eric Impton, Jacki Impton, Jared Malcolm, and Kellen Dooley.

PLEDGE OF ALLEGIANCE:

Jason Carnahan led The Pledge of Allegiance.

PRAYER:

Jerry Yoder led in prayer.

APPROVAL OF MINUTES:

Motioned by William Hartman to approve November 19, 2025 meeting minutes. Seconded by Sandra Harrison. None opposed. Motion carried.

CONSIDERATION OF CLAIMS:

Jason Carnahan inquired about any comments, questions, or motions to approve November 2025 claims, totaling \$72,700.40.

Suzanne Davis motioned to approve claims seconded by Angie Holt. None opposed. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

2026 Attorney Fee Agreement: Jason Carnahan introduced the agreement with Andrew Kruse serving as the Plan Commission & Board of Zoning Appeals attorney for 2026 and the fees associated.

Chris Gaumer stated that we do this every year for next year 2026. He addressed that there is a proposal for a slight increase for the retainer fee per meeting and extra meetings for the Plan Commission. There's a slight increase as well on number 4 for the Plan Commission for any zoning enforcement work that we do for the Plan Commission or BZA. With these changes stated he would recommend a motion for approval of this agreement for 2026.

Andrew Kruse added that he would like to continue to be able to do this if you'll have him. He enjoys being able to represent the Plan Commission and BZA in following the tradition of his father.

William Van Wye moved to approve the 2026 Attorney Fee Agreement with Andrew Kruse. Seconded by Sandra Harrison. None opposed. Motion carried.

2026 Plat/Plan Commission Meeting Calendar – Acknowledgement

Jason Carnahan stated that these Calendar's are for everyone's acknowledgement.

Suzanne Davis addressed that we had Plat Committee meetings on election days before. She was just curious why we're not now.

Mr. Gaumer stated that the Commissioner's elected to have election days off this year for county employees. Mostly because the issue was the clerk's and courts offices are closed because of the new state law that requires the clerk's office to be fully closed on election day. These calendars are for everyone's acknowledgement.

Petition #25-38 – Leroy & Shyla Graber requesting a Development Plan for a confined feeding operation for approximately 82,000 chicken & associated accessory uses. The property is located at 7735 County Road 28, Butler, Indiana and is zoned A2, Agricultural.

Mr. Carnahan read the proposed petition for a confined feeding operation.

Mr. Gaumer stated that for this proposed project Mr. & Mrs. Graber are working with Brian Moench from Moench Engineering out of Plainfield, IN. He will be organizing this site and working with IDEM to get their confined feeding operation approved. As everyone should be aware these types of projects must go through a development plan approval. He reviewed the staff report and site plan. He addressed that most of the standards listed in the staff report are not applicable, mostly because they don't apply for this type of use and the surrounding uses of the property. This will be a permitted use as a confined feeding operation in the A2 zoning district and they will be meeting all the setbacks that our proposed. The Stormwater Pollution Prevention Plan was sent out to Cameron with Soil and Water to be reviewed. There is a condition of approval added that before any permits are issued the full (SWPPP) approval from Soil and Water is received. Mr. Moench is here to go through the site plan with you if you wish. The site plan on page two shows the location of the proposed barn in relation to the existing house on the property. The existing driveway will be utilized. Any new construction will remain out of the proposed flood zone and regulated drain easement. They would also need to receive approval from the Drainage Board on the Drainage Plan. The Findings of Fact will show conditions for the Soil & Water Conservation District and Drainage Board that their approvals will need to be received before any permits are issued. Mr. Gaumer invited Mr. Moench to come to the podium and address anything further.

Brian Moench from Moench Engineering approached the podium stating that the property owners Leroy and Shyla Graber are also with me here tonight. He stated that we have a couple quick presentation points that we'd like to facilitate with everyone tonight. He showed this on his provide site plan. He explained that County Road 28 is here to our south and the regulated legal drain is what you see coming through the property along and under the driveway. This area is the existing homestead of the Graber Family with farming operations already in place. The proposed building is going in this large open area to the east of the existing homestead. As Chris mentioned, there is an existing driveway off County Road 28 that we will be utilizing for the new operation. This building will be used for a confined feeding operation for approximately 81,000 to 82,000 chickens that will be for egg production. It will be a free-range type operation where the chicken do have free range within the facility. The facility itself is 700 feet in length from north to south and 128 feet wide. The southern 47 feet will be an office area for the operations. The northern portion approximately 59 feet would be a recessed manure pit. The property has been designed by a local agro scientist and has been submitted to IDEM for their approval. The driveway as mentioned, one thing that you may not have seen on your drawings is a result of talking to the Soil and Water Conservation group. We do have ditches on either side of the building itself. The high point is in the center of the building with drainage flowing to the east and west collected in ditches. At the southern end of those ditches, we have installed a sediment basin with a rock check dam. Any water that is collected from the building itself or from the outdoor pasture area, we collect in those ditches and filter through this basin with sediments left behind. Then ultimately draining into the regulated drain to the south. An addition has been added to the site plan for a driveway to go along the western side of the property next to the ditch along the building. This will allow for vehicles, primarily trucks, to come down and turn around. There's a ramp out of the recessed manure pit so the manure can be loaded into trucks and be used with a third party.

He stated that as Chris mentioned, we're meeting with the Drainage Board in the morning to present the drainage portion of this project in a little bit more depth, but tonight we're here looking for your approval.

Mr. Gaumer asked how far the IDEM permit is from being approved.

Mr. Moench stated that from his understanding it should be before the end of the year.

William Van Wye asked, so you're going to have fences all the way around it, can the chickens move freely outside and inside the building. How much increase in truck traffic will there be.

Mr. Moench stated this is correct, they do have the ability to go outside and be in the patch area that are basically the light areas on each side of the building on the site plan. The chickens aren't in pens and can move freely to roost and lay the eggs. This will be a free-range operation. The truck traffic will be minimal, with maybe a truck a week for removal of the manure. The truck traffic for the egg production would be how well the chickens are producing. There is a small area to the south, a stone area where the eggs could be sold accordingly.

Mr. Van Wye asked if this was an open or closed ditch.

Mr. Gaumer stated that it's open.

Mr. Van Wye asked how far back is this stone wall that they have put as a catch basin from the ditch.

Mr. Moench stated that it would be rip rap not a stone wall. He showed on the map where this would be located and stated that it would be approximately 300 feet from the regulated drain.

Mr. Van Wye asked if the chickens would all be able to come out to the free-range area or if only a percentage of them would.

Mr. Moench stated that he believed they can come and go as they please. He addressed that at this number of chickens it would be regulated by the state through IDEM. There's a permit that's being reviewed by IDEM specifically for this chicken operation.

Mr. Van Wye asked about the manure hauling, have they presented a program to IDEM. He questioned how many acres the whole system takes up and what the fenced area would be as well.

Mr. Moench stated that there's a contractual arrangement for the disposal of the manure. The area of the building is 150 sq. ft. by 700 sq. ft.; this would roughly be about two and a half acres out of the 48 acres.

Mr. Van Wye asked if the area would be scraped at certain times to keep the smell down. He addressed that with this being free range, you're going to have more water spilled than what caged pens are.

Mr. Moench stated that there is an automated collection system within the facility itself, that's been designed to move the manure from the interior free range to the north end of the building. It will be collected here and loaded out.

Jerry Yoder asked so free range is organic or just free range.

Mr. Carnahan mentioned that they would probably be just cage free eggs.

Mr. Moench believed that they would just be cage free too. He wasn't sure what the proper terminology would be necessarily as far as marketing and product.

Frank Pulver stated that you use 80,000 chickens as a ballpark figure roughly, what would be the egg production on a weekly basis.

Mr. Moench asked Leroy Graber, the chickens would roughly be producing at 94%. The manure is removed once every 3 months.

Mr. Pulver asked so the manure is in a pit of some sort. So, egg production is a weekly or daily collection. Mr. Moench stated that collection is twice a day. Where's the storage for these eggs and is this a cold storage area.

Mr. Moench stated that there is an automatic collection system internally to the building that collects the eggs and stores them in cold storage. These eggs will be picked up and taken to be washed and graded for quality. The egg production would be estimated to be around 75,000 eggs a day.

Mr. Van Wye asked if everything's received and was only waiting for IDEM's approval.

Mr. Gaumer stated that the Drainage Board will also need to have the Drainage Plan reviewed and approved along with the Stormwater Pollution Prevention Plan approved by the Soil Water Conservation District.

Mr. Pulver asked if we were waiting for more permits. Are there permits that haven't been issued yet.

Mr. Gaumer stated that there's just the one from IDEM. They've gone through the application, public hearing process and stated that it's going to be done by the end of the year.

Mr. Van Wye questioned the drainage off the roof, is this bypassed by everything.

Mr. Moench stated that it gets collected by the ditches that we have closed on each side of the building, then run through the sediment control basin, then onto the regulated drain.

Mr. Carnahan asked if there were any further questions or comments to ask the petitioners. Hearing none. He opened the public portion of the hearing up to any comments for or against this petition. Hearing none. He closed the public portion of the hearing.

Mr. Kruse went through 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 **November 20, 2025**
2. Legal notice published in The Star on **December 5, 2025** and Affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **December 8, 2025**
5. Letter from County Highway dated **December 2, 2025**
6. Letter from the DeKalb County Soil & Water Conservation District, dated **See Condition**
7. Letter from the Drainage Board, dated **See Condition**
8. Airport Board report, if applicable **not applicable**
9. The real estate being developed is in Zoning District **A2 – Agricultural**, which permits the requested development.

FINDINGS OF FACT:

1. Does the Development Plan meet the minimum design standards listed in Section 9.08: Development Plan?

Yes, all minimum design standards are met. See Staff Report and letters from the DeKalb County Highway Dept. & Health Dept. The Stormwater Pollution Prevention Plan approval by the Soil Water Conservation District and Drainage Plan approval by the Drainage Board are required prior to the issuance of any permits.

2. Is the Development Plan consistent with the Comprehensive Plan?
Yes, commercial agriculture development is encouraged in areas zoned appropriately.
3. Does the Development Plan comply with the standards of this Unified Development Ordinance?

Yes, all Development Standards of the Unified Development Ordinance are in compliance with the Development Plan. See Staff Report and letters from the DeKalb County Highway Dept. & Health Dept. The Stormwater Pollution Prevention Plan approval by the Soil Water Conservation District and Drainage Plan approval by the Drainage Board are required prior to the issuance of any permits.

Conditions of Approval

1. The Plan Commission retains continuing jurisdiction of this Development Plan to assure compliance with all terms and conditions and/or impose additional conditions deemed necessary for health and safety.
2. This Development Plan is approved for a confined feeding operation for approximately 82,000 chicken & associated accessory uses.
3. Development to commence within three (3) year and be completed within seven (7) years. See UDO Section 9.08 H.
4. No Certificate of Occupancy or Certificate of Completion shall be issued 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. And further, where 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 Stormwater Pollution Prevention Plan approval by the Soil Water Conservation District and Drainage Plan approval by the Drainage Board are required prior to the issuance of any permits.
6. The Confined Feeding Operation approved by the Indiana Department of Environmental Management (IDEM) is required prior to the issuance of any permits.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION THAT THIS DEVELOPMENT PLAN, PETITION #25-38 FOR LEROY GRABER CONFINED FEEDING OPERATION, IS HEREBY GRANTED APPROVAL ON THIS 17TH DAY OF DECEMBER 2025.

Motion made by: Suzanne Davis

Seconded by: Sandra Harrison

Vote tally: Yes: 9 No: 0

Jason Carnahan

William Van Wye

William Hartman

Sandra Harrison

Tyler Lanning

Suzanne Davis

Angie Holt

Jerry Yoder

Frank Pulver

DeKalb 2040 – Comprehensive Plan Presentation Date & Recommendation Date/Update:

Mr. Gaumer stated that he would like to review plans for the January Plan Commission meeting scheduled for January 21st. The Comprehensive Plan presentation is expected to be ready for the Plan Commission, provided there are no delays from HWC or the steering committee. The agenda will include the regular monthly Plan Commission meeting with annual appointments and committees which could be held at 5:00 p.m., followed by the Comprehensive Plan presentation at approximately 5:30 p.m. The presentation will last about 20-30 minutes, with time for Plan Commission questions. After closing the public hearing, an open-house style Q&A will be held in the Courthouse Rotunda with HWC staff and the steering committee. He asked everyone to confirm that this schedule works before notifying HWC and beginning advertising. No one objected. The public draft of the plan will be posted online by January 12, with public comments accepted through February 18. The presentation to the County Commissioners would be planned for March 16, allowing time for edits or special meetings if needed. He noted that the plan looks strong and reflects discussions from the past year, including the land use and future land use maps. If there are no questions or comments, he will email HWC and the County Commissioners to confirm this meeting. Everyone agreed to the meeting time and presentation.

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

Mrs. Harrison informed the board that there was none for Butler or Hamilton.

Mrs. Davis informed the board that the City of Auburn held their meeting and was unable to attend due to a conflict.

Mrs. Holt informed the board that the City of Waterloo held their meeting this week. They had a draft of the strategic plan. It has already been reviewed with the representatives of the committee that's in charge of that. Working through some minor changes, but it's pretty much in place. If everyone remembers we couldn't get the OKR funding to do the full comprehensive plan. So instead of doing this it will be a strategic plan to provide guidelines for the city or town going forward. This will be presented at the council meeting in January and expect that to be adopted by resolution.

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

Mr. Carnahan questioned about what we decided on St. Joe. Are we going to start to do this next year. Can we talk about sending a representative.

Mr. Gaumer stated that yes, he knows that they have a draft of their zoning ordinance out and will need to contact St. Joe to ask.

Mr. Kruse added that this would be especially important because of the ETJ discussion that has come up.

COMMENTS/QUESTIONS FROM THE PUBLIC IN ATTENDANCE:

None

ADJOURNMENT:

Jason Carnahan adjourned the meeting at 7:40 p.m.

President – Jason Carnahan

Secretary – Meredith Reith

Wednesday, January 21

5:30 PM

DeKalb County Courthouse

100 S Main St, Auburn, IN 46706

DeKalb County Comprehensive Plan

Public

Presentation

Over the past year, the project team has worked with residents, businesses, and community partners to develop a comprehensive plan that reflects DeKalb County's shared vision and priorities. We are now seeking feedback on the Draft Plan to ensure it accurately captures community input and goals.

The event will begin with a short presentation followed by a Q&A session for the Plan Commission. Afterwards, key elements of the plan on display for review, during which the planning team will be available to gather feedback and answer questions from the public in attendance.

Review the Draft Plan

Review the draft plan when it is released on January 12 at dekalb2040.com, and **share your feedback by February 1**.

We request your feedback by emailing comments and questions to:

jbarclay@hwcengineering.com

