

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

Planning: 260.925.1923 • Building: 260.925.3021 • GIS: 260.927.2356 • Fax: 260.927.4791

AGENDA

DeKalb County Plan Commission

Plat Committee

Commissioners Court – 2nd Floor DeKalb County Court House

Friday, February 4, 2022

8:00 AM

1. Roll call
2. Approval of Minutes: January 4, 2022
3. Old Business: None
4. New Business:

Petition #22-05 – David & Kristin Houser, requesting a 1 Lot Minor Subdivision- Woodview Acres. The property is located on the east side of County Road 11A, approximately 600 feet south of the intersection of County Road 68 & County Road 11A, Auburn and is zoned A2, Agricultural.

Petition #22-06 – Aaron Jay & Delila Lengacher, requesting a 1 Lot Minor Subdivision- Lengacher Estates. The property is located on the west side of County Road 39, approximately one-half mile north of the intersection of County Road 39 & County Road 68, Auburn and is zoned A2, Agricultural.

5. Adjournment

Next Meeting: March 1, 2022

If you cannot attend, please contact Alicia Shackelford:

AShackelford@co.dekalb.in.us or 260-925-1923

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

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

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, January 04, 2022

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 Sandra Harrison.

ROLL CALL:

Members Present: Sandra Harrison, Mike Watson, Elysia Rodgers, and Jason Carnahan

Members Absent: Bill Van Wye

Staff Present: Director/Zoning Administrator Chris Gaumer; Secretary Alicia Shackelford

Staff Absent: None

Public in Attendance: Bruce Cattell, Beth Scherer, Louan Chaffee, Steve Chaffee, Jerry Teder

Nominations were opened to nominate the Chairperson.

Sandra Harrison nominated Elysia Rogers. Jason Carnahan seconded the nomination. Elysia Rogers accepted the nomination. All voted in favor of Elysia Rogers being the Chairwoman for the DeKalb County Plat Committee. None opposed.

Nominations were opened to nominate the Vice-Chairperson. Elysia Rogers nominated Sandra Harrison. Jason Carnahan seconded the nomination. Sandra Harrison accepted the nomination. All voted in favor of Sandra Harrison being the Vice Chairperson for DeKalb County Plat Committee. None opposed. .

Elysia Rogers then began presiding over the meeting.

APPROVAL OF MINUTES: November 02, 2021

Motion made by Mike Watson, Seconded by Jason Carnahan

OLD BUSINESS: None

NEW BUSINESS:

Petition #22-01 – Stevie & Louan Chaffee requesting a 1 Lot Minor Subdivision known as Chaffee Addition, Section II, Lot 2. The proposed 1 lot subdivision will be a total of 4.61 net acres. The subdivision will be used for a single family residence. The property is located at 0712 SR 327, Corunna, Indiana and is zoned A1, Conservation Agricultural.

Chris Gaumer read the Staff Report and inquired if there were any questions.

There were no questions and Elysia Rogers closed the public hearing.

Chris Gaumer proceeded with the Findings of Facts.

These are proposed findings which are not final until adopted by the Plan Commission.

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 23, 2021**
2. Legal notice published in The Star on **December 17, 2021** 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 **November 30, 2021**
5. Letter from County Highway dated **November 24, 2021**

6. Report from the DeKalb County Soil & Water Conservation District, dated **November 24, 2021**
7. Letter from the Drainage Board, dated **December 2, 2021**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Tri County Land Surveying**
10. The real estate to be developed is in Zoning District A1, which permits the requested development.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the Zoning Administrator are based off the knowledge and understanding of the proposed project.

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the minor subdivision will be used for a residential use, which is compatible to 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 State Road 327 with dedication of right of way. Applicant or buyer will need to apply for and receive a Driveway Permit from Indiana Department of Transportation (INDOT).*
 - c. The extension of water, sewer & other municipal services, if applicable or required. *None Required. Private Septic System will be utilized. Applicant or buyer will need to apply for and receive a permit for a Residential Onsite Sewage System from the Health Department.*
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required. *None required.*

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

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 shall be on the plat, if required.
5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate 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, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. 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, or other agency as applicable. 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.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #22-01 IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL/DENIAL ON THIS 4th DAY OF JANUARY, 2022

Motion made by: Mike Watson, Seconded by: Jason Carnahan

Vote tally: Yes: 4 No: 0

Elysia Rogers

Sandra Harrison

Jason Carnahan

Mike Watson

Petition #22-02 - Bruce Cattell, Beth Scherer & Ron Niccum requesting a RePlat of Cattell Acres. The proposed RePlat will increase the size of Lots 1 & 2 and establish Lot 3. The subdivision will be used for single family residences. The property is located at 0390 & 0376 State Road 8 & vacant property west, Avilla, Indiana and is zoned A2, Agricultural.

Chris Gaumer read the Staff Report

Elysia Rogers inquired if there was any questions.

No questions.

Elysia Rogers closed the public hearing.

Chris Gaumer began Finding of Facts.

These are proposed findings which are not final until adopted by the Plan Commission.

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 **December 9, 2021**
2. Legal notice published in The Star on **December 16, 2021** 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 13, 2021**

5. Letter from County Highway dated **December 9, 2021**
6. Report from the DeKalb County Soil & Water Conservation District, dated **December 10, 2021**
7. Letter from the Drainage Board, dated **December 16, 2021**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Tri-County Land Surveying**
10. The real estate to be developed is in Zoning District A2, which permits the requested development.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the Zoning Administrator are based off the knowledge and understanding of the proposed project.

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the minor subdivision will be used for a residential use, which is compatible to the existing and adjacent land uses. Additionally, the replat is removing an existing 20 foot Utility & Drainage Easement.
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 State Road 8 & County Road 3 with dedication of right of way where required.*
 - c. The extension of water, sewer & other municipal services, if applicable or required.
 - d. *None Required. Existing Private Septic System is being utilized. Health Department does recommend that a soil evaluation be performed to ensure adequate area and soil conditions are available on the property for the installation of a replacement residential onsite sewage system if and when determined necessary.*
 - e. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required. *None required.*

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

There is no staff recommendation for this Minor Subdivision. However, the Plan Commission will consider the following conditions:

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 shall be on the plat, if required.
5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate 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, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. 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, or other agency as applicable. 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.

IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #22-02 IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL/DENIAL ON THIS 4th DAY OF JANUARY, 2022

Motion made by: Jason Carnahan, Seconded by: Mike Watson

Vote tally: Yes: 4 No: 0

Elysia Rogers

Mike Watson

Sandra Harrison

Jason Carnahan

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:49 a.m.

Plat Committee Member

Committee Member

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 22-05
Date Application Filed: 1/7/2022
Fee Paid: 150 ✓

Application for SUBDIVISION
Minor x Conventional ___ Conservation ___ Traditional ___
Strip ___ Commercial District ___ Industrial Park ___
(Section 9.22)

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: Angela Wallace
Mailing Address: PO Box 12
Leo, IN 46765
Telephone Number: 260-417-3643 E-Mail: compasslandsurveying@gmail.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: David W. & Kristin E. Houser
Address: 1431 County Road 68
Auburn, IN 46703
Telephone Number: 260-908-0001 E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: _____
Address: _____
Telephone Number: _____ E-Mail: _____

Name of Proposed Subdivision: Woodview Acres

Number of Parcels & Total Area (square feet or acreage):
1 Parcel & 16.34Acre

Address or common description of property:
County Road 11A Auburn, IN East side between County Road 68 and County Road 72

Legal description of property affected:
The Northwest Quarter of Section 34, T33N, R12E

Proposed Use of Subdivision (i.e.: Single or Multi-Family Residential, Commercial or Industrial)
Single Family

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: Angela D Wallace Professional Surveyor 12/31/2021
(If signed by representative for applicant, state capacity)

1 inch = 250 feet



CR-68

CR-11A

Lot 1

- Woodview Acres
- Type
- Street
- Sim Conv - Subdivision
- Corporate Boundary

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OWNER/DEVELOPER

DAVID W. & KRISTIN E. HOUSER
1431 COUNTY ROAD 68
AUBURN, IN 46706

LOT | AREA

TOTAL AREA: 16.34 ACRES
TOTAL 50' R/W: 0.97 ACRE
NET AREA: 15.37 ACRES

SURVEYOR

COMPASS LAND SURVEYING, INC.
PO BOX 12
LEO, IN 46765
TEL: 260-417-3643

ZONING

ZONING DISTRICT:
AGRICULTURAL (A-2)

SETBACKS:
PRIMARY: 50'
FRONT: 50'
SIDE: 30'
REAR: 30'

SETBACKS:
ACCESSORY STRUCTURE:
SIDE: 10'
REAR: 10'

REAL ESTATE DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 12 EAST, BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA, AS SURVEYED BY AND SHOWN ON A PLAT OF SURVEY CERTIFIED BY ANGELA D. WALLACE L.S. #21200016 ON DECEMBER 31ST, 2021, AS PROJECT NUMBER 21-357, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MARKER AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 12 EAST; THENCE SOUTH 02 DEGREES 02 MINUTES 57 SECONDS EAST, (INDIANA GEOSPATIAL COORDINATE SYSTEM - DEKALB CO. BASIS OF BEARINGS), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 502.30 FEET TO THE NORTHWEST CORNER OF TRACT IV AS RECORDED IN DOCUMENT NUMBER 201700969 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA AT THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID DOCUMENT NUMBER 201700969, A DISTANCE OF 826.76 FEET TO A 5/8" REBAR ON THE EAST LINE OF SAID DOCUMENT NUMBER 201700969; THENCE SOUTH 01 DEGREES 47 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 797.40 FEET TO A 5/8" REBAR ON THE SOUTH LINE OF SAID DOCUMENT NUMBER 201700969; THENCE SOUTH 88 DEGREES 40 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1009.87 FEET TO THE CENTERLINE OF COUNTY ROAD 11A; THENCE NORTH 24 DEGREES 10 MINUTES 02 SECONDS EAST, ALONG SAID CENTERLINE THEN EXITING CENTERLINE, A DISTANCE OF 547.83 FEET TO A 5/8" REBAR WITH "WALLACE-LS21200016" IDENTIFICATION CAP ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 02 DEGREES 02 MINUTES 57 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 288.06 FEET TO THE POINT OF BEGINNING CONTAINING 16.34 ACRES OF LAND. SUBJECT TO THE RIGHT OF WAY OF COUNTY ROAD 11A AND ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD.

MONUMENT LEGEND

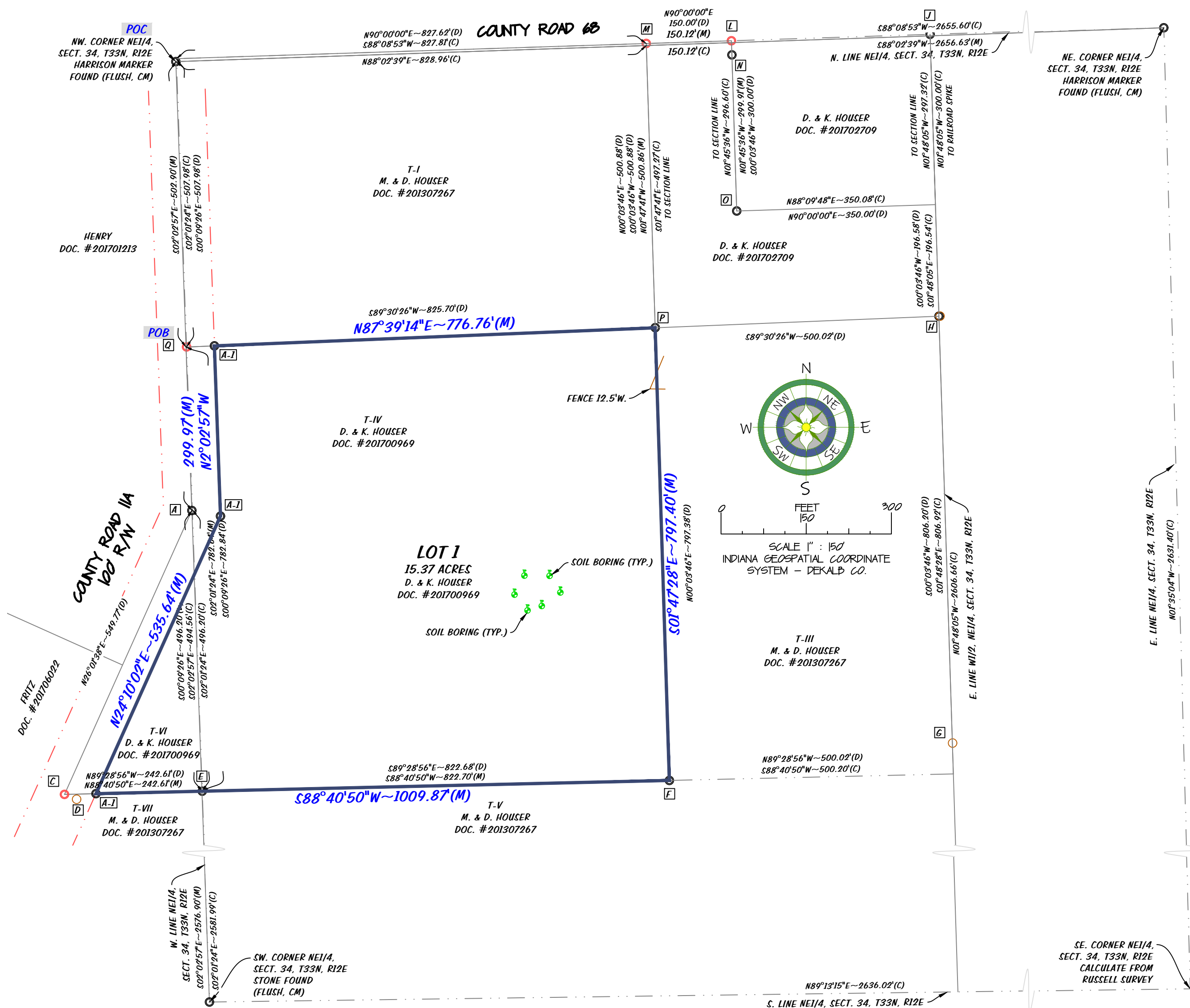
- "A" ~ 5/8" REBAR WITH "WALLACE" IDENTIFICATION CAP SET (FLUSH)
"A-I" ~ 5/8"x12" REBAR WITH "WALLACE" IDENTIFICATION CAP SET 20E
"B" ~ MAG SPIKE WITH "WALLACE" IDENTIFICATION WASHER FOUND (FLUSH)
"C" ~ MAGNETIC READING DEED CALLS FOR RAILROAD SPIKE
"D" ~ IRON RAIL POST 86S & 213E (+4.0)
"E" ~ 5/8" REBAR FOUND (CM, -0.1) 05E OF SECTION LINE
"F" ~ 5/8" REBAR FOUND (CM, -0.1)
"G" ~ IRON RAIL POST IN CONCRETE (+4.0)
"H" ~ 5/8" REBAR WITH "WOLF" IDENTIFICATION CAP FOUND (CM, -0.1)
"I" ~ RAILROAD SPIKE FOUND 2.7N. OF SECTION LINE (-0.3)
"L" ~ MAGNETIC READING DEED CALLS FOR RAILROAD SPIKE 3.3N. OF SECTION LINE
"M" ~ MAGNETIC READING DEED CALLS FOR RAILROAD SPIKE 3.6N. OF SECTION LINE
"N" ~ 1/2" REBAR FOUND (CM, -0.1)
"O" ~ 1/2" REBAR FOUND (CM, -0.1)
"P" ~ MAGNETIC READING DEED CALLS FOR PK NAIL

LEGEND

- M ~ MEASURED
C ~ CALCULATED
D ~ DEED
CM ~ CONTROLLING MONUMENT
R/W ~ RIGHT-OF-WAY
POB ~ POINT OF BEGINNING
POC ~ POINT OF COMMENCEMENT

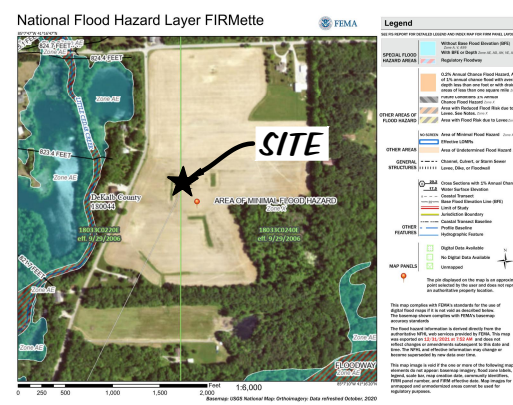
WOODVIEW ACRES

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 12 EAST, BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA



FLOODPLAIN CERTIFICATION

THE LANDS OF THE PLAT OF WOODVIEW ACRES LIES WITHIN ZONE X BASED ON THE NATIONAL FLOOD HAZARD MAP, COMMUNITY: DEKALB COUNTY, NUMBER: 180044, PANEL: 0140 E & COMMUNITY: DEKALB COUNTY, NUMBER: 180044, PANEL: 0110 E, EFFECTIVE DATE: SEPTEMBER 29, 2006, MAP NUMBER: 18039C0140E & MAP NUMBER: 18039C0110E



NFHL FIRMETTE NOT TO SCALE



VICINITY MAP NOT TO SCALE

WOODVIEW ACRES

A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33
NORTH, RANGE 12 EAST, BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA

OWNER DEDICATION

WE, THE UNDERSIGNED, DAVID W. HOUSER AND KRISTIN E. HOUSER, OWNERS OF THE REAL ESTATE PLATTED AND DESCRIBED HEREIN CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE WOODVIEW ACRES, AN ADDITION IN BUTLER TOWNSHIP, DEKALB COUNTY, INDIANA.

THE UNDERSIGNED HEREBY IRRECOVERABLY OFFERS FOR DEDICATION TO DEKALB COUNTY ALL THE STREETS, LOCAL GOVERNMENT USES, EASEMENTS, PARKS AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT.

DAVID W. HOUSER DATE: KRISTIN E. HOUSER DATE:

NOTARY

STATE OF INDIANA)
COUNTY OF) ss:

WITNESS OUR HAND AND SEAL THIS DAY OF FEBRUARY, 2022.

DAVID W. HOUSER KRISTIN E. HOUSER

WITNESS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, THIS DAY OF
FEBRUARY, 2022, PERSONALLY APPEARED DAVID W. HOUSER AND KRISTIN E. HOUSER, ACKNOWLEDGING THE
EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE
THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF FEBRUARY, 2022.

NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES:

PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE DEKALB COUNTY PLAN COMMISSION THIS DAY OF FEBRUARY, 2022.

SANDRA HARRISON, CHAIRPERSON

CHRISTOPHER GAUMER, ZONING ADMINISTRATOR

AGRICULTURAL COVENANT

THE OWNER(S) OF THE LOT(S) WITHIN THIS SUBDIVISION AGREE TO RECOGNIZE THE EXISTING AGRICULTURAL LAND USAGE SURROUNDING THIS SUBDIVISION AND FURTHER AGREE TO NOT OBJECT TO THE SURROUNDING AGRICULTURAL LAND USE OR CHANGES THEREIN AS PERMITTED BY LAW, I.E. IC 34-1-52-4.

AVIATION COVENANT

AIRPORT ZONE: THIS DEVELOPMENT LIES WITHIN THE ACT ZONE OF THE DEKALB COUNTY AIRPORT AND IS SUBJECT TO CERTAIN LIMITATIONS AND RESTRICTIONS AS SET OUT AND SPECIFIED IN THE "DEKALB COUNTY AIRPORT ZONING ORDINANCE". THE MAXIMUM ALLOWABLE HEIGHT FOR ANY BUILDING, STRUCTURE OR TREE IN THIS DEVELOPMENT IS LIMITED TO 200 FEET ABOVE GROUND LEVEL AT THE SITE UNLESS A VARIANCE IS FIRST OBTAINED FROM THE DEKALB COUNTY BOARD OF AVIATION.

FURTHER DEVELOPMENT STANDARDS

FURTHER DEVELOPMENT: THIS LOT/THESE LOTS SHALL BE INCLUDED IN ANY SUBDIVISION ARISING FROM ANY FURTHER DEVELOPMENT OF THE LAND INVOLVED. HOWEVER, THERE IS NO INTENTION THAT ANY TERMS, CONDITIONS OR RESTRICTIONS ON ANY FUTURE PLAT WOULD HAVE ANY RETROACTIVE APPLICABILITY TO THIS DIVISION OF LAND.

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, ANGELA D. WALLACE, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND REAL ESTATE DESCRIPTION ACCURATELY DEPICTS A PARCEL OF LAND AS DESCRIBED IN DOCUMENT NUMBER 20100989 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA ALONG WITH A BOUNDARY RETRACEMENT SURVEY AS RECORDED IN DOCUMENT NUMBER TBR WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA THAT WAS COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36-5 IAC 1-12-1 THRU 30, AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE ABOVE REFERENCED SURVEY.



Angela D. Wallace

DATE: JANUARY 7TH, 2022

I, ANGELA D. WALLACE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

This Staff Report is prepared by the DeKalb County Planning Department to provide information to the Plan Commission to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.

SUMMARY FACTS:

PETITIONER: David & Kristin Houser

SUBJECT SITE: east side of County Road 11A, approximately 600 feet south of the intersection of County Road 68 & County Road 11A, Auburn

REQUEST: 1 Lot Minor Subdivision – Woodview Acres

EXISTING ZONING: A2, Agricultural

SURROUNDING LAND USES AND ZONING: North: Single Family Residential (A2)
South: Farm Ground (A2)
East: Farm Ground (A2)
West Single Family Residential (A2)

ANALYSIS:

Definition of Subdivision: The division or partial division of a parent tract (as defined) or any parcel of land into at least two or more smaller lots, parcels, sites, units, plats, or interests or the combination of two or more smaller lots into one lot for the purpose of offer, sale, lease, transfer of ownership, or development. It also includes replat or vacation of plat. Divisions of parent tracts which meet the standards of an exempt division (9.22 D) shall not be counted in determining whether or not a further division qualifies as an exempt subdivision. No division shall create the original, parent parcel to be a nonconforming lot

UDO 1.19 Establishing Buildable Lots - No structure shall be permitted on a lot unless the lot:

- A. Resulted from a legal subdivision of land approved by the Plan Commission, or*
- B. Was legally established prior to January 1, 2009 but is not the result of a split of a platted lot not approved by the Plan Commission.*
- C. Is otherwise allowed by recorded covenants and/or restrictions of a platted subdivision which was approved by the Plan Commission.*

Minor Subdivision Standards:

UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract

- Parcels 01-09-34-200-016 and 01-09-34-100-036 are being combined to create this lot. These parcels were split from the parent parcel 01-09-34-200-002 and will be is considered the 1st buildable split from parent parcel -002.
- The Petitioner is meeting the standards of the UDO as follows:
 - *Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)*
 - Proposed Lot 1 Area: 15.37 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 797.40 feet
 - *Minimum Lot Frontage: 120 Feet*
 - Proposed Lot 1 Frontage: 835.61 feet
- This division of land fronts the following roads:

- County Road 11A is considered Minor Arterial road with a projected total right-of-way width of 100 feet.
- Proposed right-of-way dedication: 50 feet

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 **January 7, 2022**
2. Legal notice published in The Star on **January 26, 2022** 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 **January 24, 2022**
5. Letter from County Highway dated **January 10, 2022**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 10, 2022**
7. Letter from the Drainage Board, dated **January 20, 2022**
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.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the Zoning Administrator are based off the knowledge and understanding of the proposed project.

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the minor subdivision will be used for a residential use, which is compatible to 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 11A with dedication of right of way. Applicant or buyer will need to apply for and receive a Driveway Permit from the DeKalb County Highway Department.*
 - c. The extension of water, sewer & other municipal services, if applicable or required. *None Required. Private Septic System will be utilized. Applicant or buyer will need to apply for and receive a permit for a Residential Onsite Sewage System from the Health Department.*
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required. *None required.*

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

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 shall be on the plat, if required.

5. The appropriate drainage covenants shall be on the plat, if required.
6. The appropriate 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, if required.
4. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. 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, or other agency as applicable. 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.

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 22-06
Date Application Filed: 1/21/22
Fee Paid: _____

Application for SUBDIVISION
Minor ☒ Conventional ___ Conservation ___ Traditional ___
Strip ___ Commercial District ___ Industrial Park ___
(Section 9.22)

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: AARON LENGACHER
Mailing Address: 16515 CUBA RD
SPENCERVILLE IN 46788
Telephone Number: _____ E-Mail: _____

OWNER INFORMATION (if different from applicant information)

Owner's Name: AARON & DELILA LENGACHER
Address: 16515 CUBA RD
SPENCERVILLE IN 46788
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: GREG ROBERTS PS
Address: 3521 LAKE AVE
FORT WAYNE, IN 46805
Telephone Number: 260 424 7418 E-Mail: GREG@DONOVAN-ENG.COM

Name of Proposed Subdivision: LENGACHER ESTATE

Number of Parcels & Total Area (square feet or acreage):
ONE LOT 15.0 ACRES

Address or common description of property:
6700 BLK. COUNTY ROAD 39

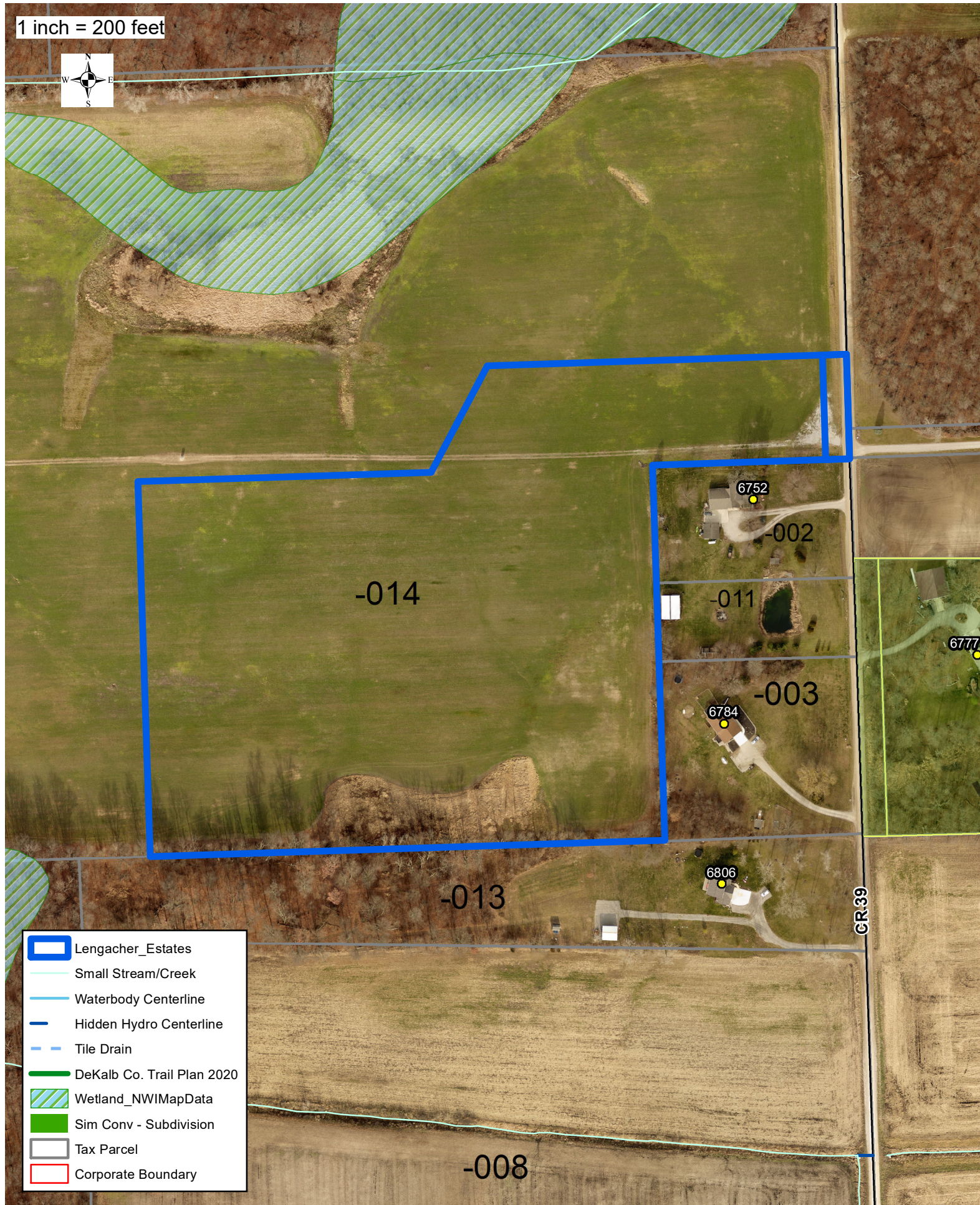
Legal description of property affected:
SEE ATTACHED SHEET

Proposed Use of Subdivision (i.e.: Single or Multi-Family Residential, Commercial or Industrial)
SINGLE FAMILY RESIDENTIAL

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct.

Applicant's Signature: 
(If signed by representative for applicant, state capacity)

1 inch = 200 feet



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SURVEY LEGEND:

- IPF Iron Pin (Rebor) Found
- PF Iron Pipe Found
- IPS 5/8" x 24" rebor set with cap stamped "DE FRM #0027"
- PKF P.K. Nail Found or (S) Set
- MNF Mog Nail Found or (S) Set
- (M) Measured
- (R) Recorded
- (C) Calculated
- Soil Boring Location
- Dekalb County GIS Countour Line

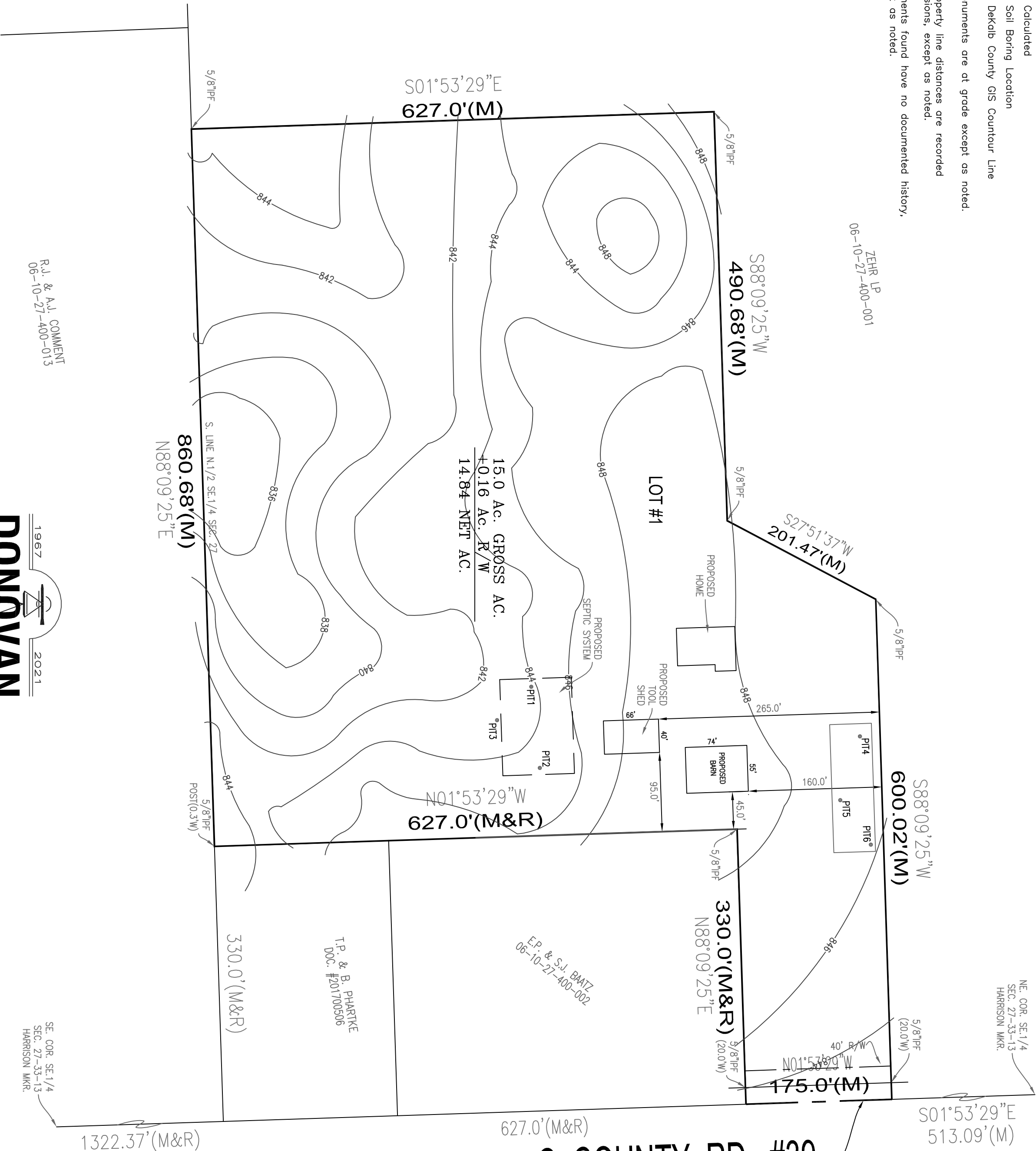
All monuments are at grade except as noted.
All Property line distances are recorded
dimensions, except as noted.
Monuments found have no documented history,
except as noted.

PLAT OF
LENGACHER ESTATE

Part of the Northeast Quarter of Section 27,
Township 33 North, Range 13 East, Jackson
Township, Dekalb County, Indiana.

RECORDER'S SEAL

ZEHR LP
06-10-27-400-001



R.J. & A.J. COMMENT
06-10-27-400-013

1967 2021
DONOVAN
SURVEYING, INC.

3521 Lake Avenue, Suite 2
Fort Wayne, Indiana 46805
Office 260.424.7418
www.donovan-eng.com
GREGORY L. ROBERTS, PS S-0548
KENNETH W. HARRIS, PS 29500021
MICHAEL W. HARRIS, PS 21100018

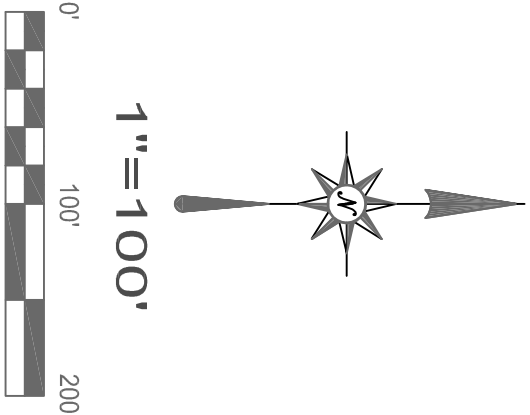
OWNERS

AARON JAY & DELIA LENGACHER
16515 CUBA ROAD
SPENCERVILLE, IN 46788

LEGAL DESCRIPTION:

Part of the Southeast Quarter of Section 27, Township 33 North, Range 13 East, Dekalb County, Indiana, being a parcel of land surveyed by Gregory L. Roberts, Professional Surveyor #80040548 and shown on the PLAT OF SURVEY certified on 12-6-2019 as Donovan Engineering, Inc. Job Number 19-3602E, more particularly described as follows:

Commencing at a Harrison monument marking the Northeast corner of the Southeast Quarter of Section 27, Township 33 North, Range 13 East, Dekalb County, Indiana; thence South 01 degrees 53 minutes 29 seconds East (INDOT INCORP. GPS datum and basis for this description) along the East line of the Southeast Quarter of Section 27 a distance of 513.09 feet to the POINT OF BEGINNING; thence South 88 degrees 09 minutes 25 seconds West a distance of 600.02 feet to a 5/8-inch diameter iron pin; thence South 27 degrees 51 minutes 37 seconds West a distance of 201.47 feet to a 5/8-inch diameter iron pin; thence South 88 degrees 09 minutes 25 seconds West a distance of 490.68 feet to a 5/8-inch diameter iron pin; thence South 01 degrees 53 minutes 29 seconds East a distance of 627.0 feet to a 5/8-inch diameter iron pin on the South line of the North Half of the Southeast Quarter of Section 27; thence North 88 degrees 09 minutes 25 seconds East along the South line of the North Half of the Southeast Quarter a distance of 660.68 feet to a 5/8-inch diameter iron pin, being 330.0 feet West of the East line of the Southeast Quarter of Section 27; thence North 01 degrees 53 minutes 29 seconds West a distance of 627.0 feet to a 5/8-inch diameter iron pin; thence North 88 degrees 09 minutes 25 seconds East a distance of 330.0 feet to a point on the East line of the Southeast Quarter of Section 27; thence North 01 degrees 53 minutes 29 seconds West along the East line of the Southeast Quarter of Section 27 a distance of 175.0 feet to the point of beginning, containing 15 acres, subject to road rights of way and easements.



CERTIFICATION

I, Gregory L. Roberts, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana.

That this plat correctly represents a survey completed by me on July 14, 2021; that all the monuments shown thereon actually exist, and that their size, type and material are accurately shown.

I hereby certify that this survey was completed under my direct supervision and to the best of knowledge and belief was executed according to the requirements set forth in 865 MC 1-12.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.

THIS PLAT PREPARED BY GREGORY L. ROBERTS, PS

GREGORY L. ROBERTS P.S. #S0548



SURVEYORS REPORT

1) In accordance with Title 865, Article 1, Rule 12, Section 1 through 30, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- A) Degree of Precision and Accuracy;
- B) Variances in the reference monuments;
- C) Discrepancies in record descriptions and plots;
- D) Inconsistencies in lines of occupation;

A. The acceptable relative positional accuracy of the corners of the subject tract established on this survey is within the specifications for a Rural Survey as defined in IAC 865.

B. No variances in the reference monuments.

C. Discrepancies in record descriptions and deeds except as shown on Plat of Survey.

D. Inconsistencies in lines of occupation exist along the North line by a fence being located 2.0 ft. North of the Northwest corner.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Donovan Engineering, Inc. should be notified of any additions or revisions that may be required.

The survey has been prepared to facilitate the transfer of this property and is not to be used for other purposes without the written permission of Donovan Engineering, Inc. Copies of this survey may be used for archival purposes only. This document is not valid without the original hand and seal and full remittance.

2) Distances between property corners confirm to the dimensions on the recorded deed.

A specific type of monument is not called for on the recorded deed. Therefore, none of the survey monuments found con. with any reliability, be called original. Monuments found appear to be in general uniformity with the recorded deed. The boundary lines are established using monuments by common report. Subsurface and environmental conditions were not examined or considered to be part of this survey. This survey and report does not investigate the possibility of unwritten rights. It is not the intent of this survey or Professional Surveyor to determine ownership, rights of ownership nor title of the property. This survey is the opinion of a licensed Professional Surveyor in the State of Indiana as to the actual location of the lines and corners called for on the deed description/plot. This opinion is based on logic, relevant field and research evidence and established Standard of Care.

The basis of bearings for this survey are GPS bearings tied to the State Plane Corridor/State System, as supplied by Indiana Department of Transportation (INDOT) INCORS network, Geodetic Datum: NAD83.

This survey is the West part of a tract of land conveyed to Wayne & Ester Murry as recorded in Deed Record 187, page 122. The East line of this survey is established by the owner and is 185.0 feet East of the centerline of Wolf Lake Road and 30.0 ft. East of the Southeast corner of the Gilson tract.

The North line is established by Harrison monuments found at the Northwest and Northeast corners of the Northwest Quarter. A fence is line is located 2.0 to 3.5 ft. North of the line. A spike was found in the centerline of Wolf Lake Road and on the fence line extended West. This spike is 3.2 feet North of the Northwest corner of this survey. The Southwest corner is monumented by a spike as called out in the Gilson deed.

The South line is the South line of the North Half of the Northwest Quarter of Section 2 as established by a spike found in the centerline of Wolf Lake Road and a 5/8-inch diameter iron pin established by Ronny Sexton on a 70.14-acre survey, dated 7-19-04.

A fence is located within 2.0 ft. North of the North property line.

INSERT

FLOOD NOTE

According to the Flood Insurance Rate Map (FIRM) number 180330245E, dated September 29, 2006, the herein described real estate is located in Zone X, and is not within the special flood hazard area. The accuracy of this flood hazard statement is subject to map scale uncertainty.

DRAINAGE RESTRICTIONS:

All subsurface tile drains whether private or mutual, shall be re-routed and maintained by Lot owners and their successors in title if encountered during construction to ensure proper drainage of upstream properties. Tiled drains that are re-routed shall be done so in accordance with standards of the Dekalb County Drainage Board. All existing subsurface private or mutual tile drains shall be maintained proportionally, based on acres drained by the tile, by all landowners benefited by the tile. Every effort shall be taken to minimize any crop damage when maintaining said drains. In the event that crop damage does occur, then said damage as well as any other costs to restore the land to its preexisting condition shall be also shared proportionally as mentioned above.

AG STATEMENT:

This subdivision of land is located in an area that is currently zoned A-2, Agriculture, as such, normal agricultural operations including the operation of machinery, the primary processing of agricultural products and all normal agricultural operations performed in accordance with good husbandry, pet practices are permitted to be conducted on adjoining properties.

PLAT OF
LENGACHER ESTATE

Part of the Northeast Quarter of Section 27,
Township 33 North, Range 13 East, Jackson
Township, Dekalb County, Indiana.

DEED OF DEDICATION:

"We, the undersigned, Aaron Joy Lengacher and Dellea Lengacher, owners of the real estate shown and described herein, do hereby lay off, plot and subdivide, said real estate in accordance with the within plot.

This subdivision shall be known and designated as Lengacher Estate, an addition located in the Northeast Quarter of Section 27, Township 33 North, Range 13 East, Jackson Township, Dekalb County, Indiana. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plot, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

Witness our hands and seals this _____ day of _____, 2022.

Aaron Joy Lengacher

Dellea Lengacher

ZONING:

The described property is zoned A2: Agricultural District.

RESTRICTIVE COVENANTS:

Each lot shall have One Primary Residence. Minimum dwelling size is 1200 square feet. Minimum Front Yard Setback is 50 feet from the dedicated right-of-way line. Minimum Side Yard Setback for Primary Structure is 30 feet from property line. Minimum Rear Yard Setback for Primary Structure is 30 feet from property line.

The owner(s) of the lots within this subdivision agree to recognize the existing agricultural land usage surrounding this subdivision and further agree to not object to the surrounding agricultural land use or changes therein as permitted by law, i.e. IC 34-1-52-4.

These lots shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on a future plot would have any retroactive applicability to this division of land.

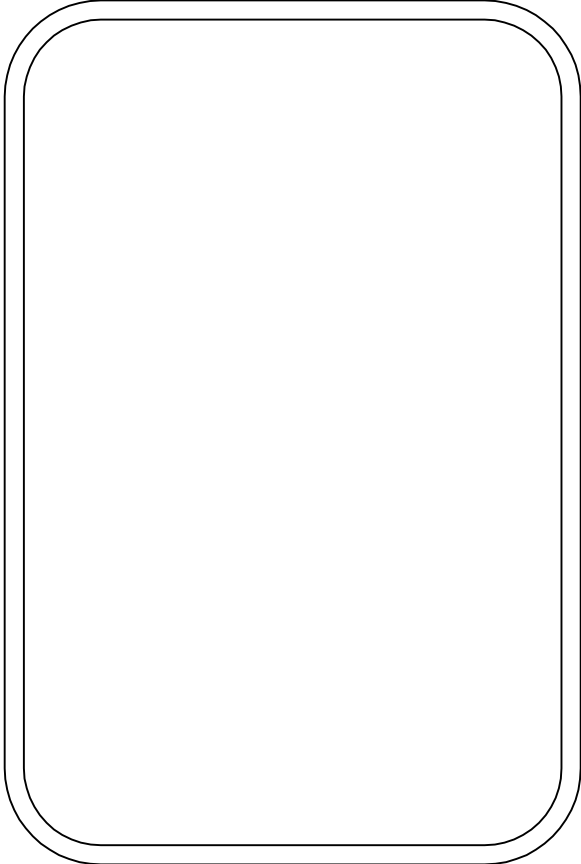
There shall be compliance with the laws and regulations of any Federal, State, or local agency.

No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on this site. The Plan Commission may enforce this conditions by injunctive relief with attorney fees.

AIRPORT ZONE:

This development lies within the AC-7 zone of the Dekalb County Airport and is subject to certain limitations and restrictions as set out and specified in the "Dekalb County Airport Ordinance". The maximum allowable height for any building, structure, or tree in this development is limited to 200 feet above ground level at the site unless a variance is first obtained from the Dekalb County Board of Aviation.

RECORDER'S SEAL



NOTARY:

State of Indiana)
County of Dekalb)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Aaron Joy Lengacher and Dellea Lengacher acknowledging the execution of the foregoing instrument as his voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____, 2022.

_____, Notary, resident of _____ County, Indiana.

My commission expires: _____

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all Acts amendatory thereto, and an Ordinance adopted by the Board of County Commissioners of Dekalb County, Indiana, this Primary Plat was given general approval by the County of Dekalb as follows:

Approved by the County Plan Commission at a hearing held _____, 2022.

Dekalb County Plan Commission

CHAIRPERSON

ZONING ADMINISTRATOR

This Staff Report is prepared by the DeKalb County Planning Department to provide information to the Plan Commission to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.

SUMMARY FACTS:

PETITIONER: Aaron Jay & Delila Lengacher

SUBJECT SITE: west side of County Road 39, approximately one-half mile north of the intersection of County Road 39 & County Road 68, Auburn

REQUEST: 1 Lot Minor Subdivision – Lengacher Estates

EXISTING ZONING: A2, Agricultural

SURROUNDING LAND USES AND ZONING: North: Farm Ground (A2)
South: Farm Ground (A2)
East: Single Family Residential (A2)
West Farm Ground (A2)

ANALYSIS:

Definition of Subdivision: The division or partial division of a parent tract (as defined) or any parcel of land into at least two or more smaller lots, parcels, sites, units, plats, or interests or the combination of two or more smaller lots into one lot for the purpose of offer, sale, lease, transfer of ownership, or development. It also includes replat or vacation of plat. Divisions of parent tracts which meet the standards of an exempt division (9.22 D) shall not be counted in determining whether or not a further division qualifies as an exempt subdivision. No division shall create the original, parent parcel to be a nonconforming lot

UDO 1.19 Establishing Buildable Lots - No structure shall be permitted on a lot unless the lot:

- A. Resulted from a legal subdivision of land approved by the Plan Commission, or*
- B. Was legally established prior to January 1, 2009 but is not the result of a split of a platted lot not approved by the Plan Commission.*
- C. Is otherwise allowed by recorded covenants and/or restrictions of a platted subdivision which was approved by the Plan Commission.*

Minor Subdivision Standards:

UDO 6.05 Maximum of 4 total lots (including residual parent tract of land) may be generated from any single parent tract

- Parcel 06-10-27-400-001 is considered the parent parcels and this is the 2nd buildable split from parent parcel -001. The first split being the “farmstead” on parcel -002
- The Petitioner is meeting the standards of the UDO as follows:
 - *Minimum Lot Area: 2 net acres (not including any dedicated right-of-way or recorded easements)*
 - Proposed Lot 1 Area: 14.84 net acres
 - *Minimum Lot Width: 160 feet*
 - Proposed Lot 1 Width: 627 feet
 - *Minimum Lot Frontage: 120 Feet*
 - Proposed Lot 1 Frontage: 175 feet
- This division of land fronts the following roads:

- County Road 39 is considered a County Collector road with a projected total right-of-way width of 80 feet.
 - Proposed right-of-way dedication: 40 feet

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 **January 21, 2022**
2. Legal notice published in The Star on **January 26, 2022** 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 **January 24, 2022**
5. Letter from County Highway dated **January 24, 2022**
6. Report from the DeKalb County Soil & Water Conservation District, dated **January 21, 2022**
7. Letter from the Drainage Board, dated _____.
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Donovan Engineering**
10. The real estate to be developed is in Zoning District A2, which permits the requested development.

PROPOSED FINDINGS OF FACT:

These Findings of Fact proposed by the Zoning Administrator are based off the knowledge and understanding of the proposed project.

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the minor subdivision will be used for a residential use, which is compatible to 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 39 with dedication of right of way. Applicant or buyer will need to apply for and receive a Driveway Permit from the DeKalb County Highway Department.*
 - c. The extension of water, sewer & other municipal services, if applicable or required. *None Required. Private Septic System will be utilized. Applicant or buyer will need to apply for and receive a permit for a Residential Onsite Sewage System from the Health Department.*
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required. *None required.*

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Staff is recommending approval to allow the Minor Subdivision and recommends the following conditions:

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. Comply with any wetland laws and regulations where applicable.
5. Provide covenant for compliance with Airport Board requirements, if required.
6. 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, or other agency as applicable. 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.