

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, March 5, 2024 @ 8:30 AM

The Regular Meeting of the DeKalb County Plat Committee was called to order at 8:30 a.m. in the DeKalb County Commissioner's Court by Elysia Rodgers.

ROLL CALL:

Members Present: Elysia Rodgers, Sandy Harrison, Suzanne Davis, and Jerry Yoder

Members Absent: Jason Carnahan

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

Staff Absent: None

Public in Attendance: Bill Etzler and Sigrid Jernigan

PRAYER:

Jerry Yoder led prayer.

PLEDGE OF ALLEGIANCE:

Elysia Rodgers led The Pledge of Allegiance.

APPROVAL OF MINUTES:

Sandy Harrison moved to approve the minutes from February 6, 2024; seconded by Suzanne Davis. None opposed. Motion carried.

OLD BUSINESS:

None.

NEW BUSINESS:

Petition #24-04 – Furman Eicher Jr requesting a 1 Lot Minor Subdivision known as Nature's Land. The proposed 1 lot subdivision will be a total of 20.068 acres. The subdivision will be used for a single-family residence. The property is located on the north side of County Road 40A, approximately one-half mile west of the intersection of County Road 40A and County Road 39, Auburn, Indiana and is zoned A2, Agricultural.

Chris Gaumer read the proposed petition from the Staff Report.

Elysia Rodgers asked if there was any discussion from the committee on the proposed petition. Seeing none. She asked if there were any comments from the public.

Mr. Gaumer stated he had received a letter from Rebecca Wasson at 3801 CR 40A against this petition. She wrote why she doesn't want a subdivision built next to her property.

Sigrid Jernigan approached the podium asking for clarification on the tract of land being proposed.

Mr. Gaumer stated there would be one house located on the 20 acres and where the property is going to be located on the map.

Mr. Yoder asked what the dimensions are for the driveway where it opens.

Mr. Gaumer stated if they have their 120 feet of road frontage to meet the standards. They can have whatever size they need to there.

Elysia Rodgers determined that there were no further questions or comments from the board or from the audience. Ms. Rodgers closed the public hearing portion of the petition.

Chris Gaumer read 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 **February 12, 2024**
2. Legal notice published in The Star on **February 23, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **February 22, 2024**
5. Letter from County Highway dated **February 12, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **February 12, 2024**
7. Letter from the Drainage Board, dated **February 22, 2024**
8. Airport Board report, if applicable: **not applicable.**
9. Plat prepared by **Abonmarche-Donovan**
10. The real estate to be developed is in Zoning District A2 which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the minor subdivision will be used for residential use, which is compatible with the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off County Road 40A with dedication of right of way. The driveway has been staked and approved by the DeKalb County Highway Dept.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
None Required. The property owner(s) or buyer(s) will need to apply for and receive a permit for a residential onsite sewage system from the DeKalb County Board of Health.
 - 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.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, drainage covenants and airport zone covenants shall be on the plat, if required.

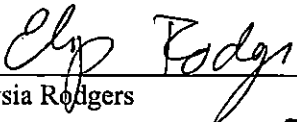
Conditions that will not be recorded but must be met:

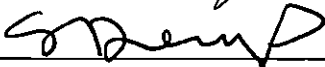
1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

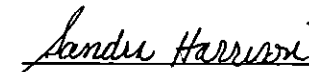
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS MINOR SUBDIVISION PETITION #24-04, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 5TH DAY OF MARCH 2024.

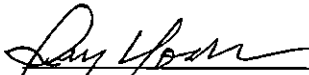
Motion made by Jerry Yoder, Seconded by Sandy Harrison.

Vote tally: Yes: 4 No: 0


Elysia Rodgers

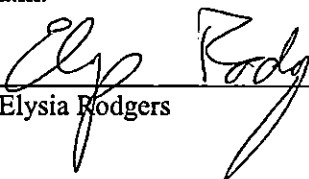

Suzanne Davis


Sandra Harrison


Jerry Yoder

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:45 a.m.


Elysia Rodgers


Meredith Reith - Secretary