

MINUTES
SOUTH WHITLEY PLAN COMMISSION
REGULAR MEETING
JANUARY 23, 2023
6:30 P.M.

South Whitley Town Hall
118 E. Front Street, South Whitley

MEMBERS PRESENT

Wendy Bills, President
Brock Waterson, Vice Pres.
Braylynn Anderson
Randy Cokl
Timothy Gable

MEMBERS ABSENT

Sherri Ayres
Jenna Reiff
Anna Simmons

STAFF

Nathan Bilger

ATTORNEY

Absent

AUDIENCE MEMBERS

There were two members of the public in attendance. The guest list is attached.

CALL TO ORDER/ROLL CALL

Ms. Bills called the meeting to order at 6:30 P.M. Mr. Bilger read the roll call with members present and absent listed above.

ELECTION OF 2023 OFFICERS

Ms. Bills called for nominations for Commission officers for 2023. Mr. Cokl made a motion to retain the same officers as in 2022; Ms. Bills seconded. Motion passed, 5-0.

The officers for 2023 are:

President, Wendy Bills
Vice president, Brock Waterson
BZA member, Sherri Ayres

Ms. Bills asked Mr. Bilger to explain the three appointments to the Technical Review Committee (TRC). He stated that the TRC was set up in the new Rules of Procedure recently adopted, and that it served to review primarily major subdivision development/construction plans prior to start of construction. The committee would also include utility and engineering representatives and others. He stated that the meetings would typically be during the day, but it was also unlikely that South Whitley would have many major subdivisions coming in soon. After discussion about member availability, it was suggested that the appointments be revolving to those members most available for any meeting. Ms. Bills made a motion to approve a “revolving membership” for the TRC; Mr. Waterson seconded. Motion passed, 5-0.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes of the November 21, 2022, regular meeting were presented for the Commission’s review. Ms. Bills asked if there were any additions or corrections. There were none. Mr. Cokl

made a motion to accept both sets of minutes as presented; Mr. Waterson seconded. The motion passed, 7-0.

OLD BUSINESS

There were no items of old business.

NEW BUSINESS

Prior to considering new business, Mr. Bilger administered the Witness Oath to the two audience members in attendance.

1. 23-W-SUBD-1

Alan and Bethany Darley requested primary plat approval of a 1-lot subdivision to be called Bethany Estate. The 2.69-acre property was located at 7765 West River Road, about 2/3 mile east of 850 East. The property was zoned A-1, Agricultural.

Mr. Bilger presented the staff report. He stated that the petitioner desires to sell the tillable acreage from the parent parcel but retain the existing house. He explained that due to the wording of the subdivision code, the tillable acreage would be exempt from platting, but the new property that included the house required this plat. As an existing developed lot, there were few comments from reviewers. He noted that the Health Department informed him that the required second soil test had been done, so the suggested staff condition #1 could be left off, leaving the recommendation that secondary plat approval being delegated to staff.

Mr. Waterson asked for clarification about what effect the jurisdictional area had since this property was at the edge. Mr. Bilger explained that it was located outside the town limits but the Town's zoning still applied.

Ms. Bills asked if the petitioner wished to speak. Mr. Darley stated that he had lived at the house for 52 years and wished to sell the field to a neighbor.

Ms. Bills then asked for any public comment. Having none, she closed the public hearing and asked for a motion. Mr. Cokl made a motion to approve the subdivision as presented with secondary plat approval delegated to staff. Ms. Bills seconded. Motion passed, 5-0.

OTHER BUSINESS

Mr. Waterson asked what the rules were for splitting the Darley property further, especially since part of the property was landlocked. Mr. Bilger stated that new parcels would require 50' of road frontage and meet the minimum lot width, but for existing landlocked parcels, a variance might be appropriate depending on the situation.

Mr. Bilger reminded the Commission about the upcoming training workshop on the 30th in the Whitley County Government Center. The topic would be Plan Commission/BZA 101.

Mr. Cokl reminded everyone that Plan Commission and BZA members would be receiving \$45 per meeting attended in 2023. The other members expressed gracious appreciation of the raise.

Mr. Waterson asked if there was any news about the potential Housing TIF. Mr. Bilger responded that he was unaware of any, but that could be discussed at the upcoming Redevelopment Commission meeting.

ADJOURNMENT

Having no further discussion, Ms. Bills made a motion to adjourn; Mr. Cokl seconded. Meeting adjourned at 6:48 P.M.

ATTENDANCE LIST

1. Luke Schrader950 Liberty Drive, Columbia City
2. Alan Darley7765 W. River Road