

MINUTES
CHURUBUSCO PLAN COMMISSION
REGULAR MEETING
JANUARY 10, 2024
6:30 P.M.

CHURUBUSCO BOY SCOUT BUILDING
501 N. Krieger Drive

MEMBERS PRESENT

Brandon Johnson
Devin Keener
Wayne Krider
Vivian Sade
Brenda Saggars, Vice President
Pat Stanford

MEMBERS ABSENT

Mark Pepple
Madalyn Sade-Bartl, President
Ashley Wagner

STAFF

Nathan Bilger

ATTORNEY

absent

AUDIENCE MEMBERS

Four visitors signed the Guest List at the meeting. A Guest List is included with the minutes of this meeting.

CALL TO ORDER/ROLL CALL

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

ELECTION OF 2024 PLAN COMMISSION OFFICERS

After a brief discussion, Mr. Stanford made a motion to retain the 2023 officers for 2024. Mr. Keener gave the second; motion passed, 6-0. The 2024 officers are: President, Madalyn Sade-Bartl and Vice President, Brenda Saggars. Mr. Bilger explained that the two-year term for Brandon Johnson as the Plan Commission's Representative to the Board of Zoning Appeals was valid until 2025.

CONSIDERATION OF PREVIOUS MEETING MINUTES

Mr. Stanford made a motion to approve both the October minutes, as distributed. Mr. Krider gave the second. The motion passed 6-0.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the Oath to visitors who planned to speak during the meeting.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 23-CH-SUBD-1

Hunter and Carlee LaRue requested primary plat approval of a 1-lot subdivision proposed to be known as CHL Addition and located at 7496 E. State Road 205. Mr. Bilger explained the proposal to replat parts of Lots 6 and 7 of Zeigler Estates into one lot, combining five tax parcels. He added that the property owners were in discussion with the landowner to the west, anticipating a sale or trade of land that might adjust the road frontage, as each own a triangular shaped parcel that might be of more benefit to the other. Mr. Bilger recommended the members consider the potential boundary change along with the subdivision proposal so that if the change were to occur it could be shown on the final plat without the need for reconsidered by the Commission. In conclusion, he suggested that secondary plat approval be delegated to Staff, as a condition of approval.

Mr. Stanford and Ms. Saggars requested more information on the potential boundary change. Hunter LaRue was present and explained that he owned a small triangle of property on the south section of his road frontage; the triangular piece was separated from his other properties by a section line. Meanwhile, he said his neighbor to the west actually owned a similarly sized triangle north of his own triangle, and the neighbor's triangle was not adjacent to any other property the neighbor owned; if they traded, they could both add their respective triangle to their other properties. Mr. LaRue stated that without the property trade, although proposing to combine all his properties into one lot, because of the section line, he will still have two tax parcels; if the neighbor trades with him, he could reduce the number of tax parcels to one, which was his overall goal. Mr. Bilger explained that there is a base assessment per tax parcel, regardless of the size. Mr. LaRue clarified that he previously paid \$50 for each of his five parcels, but the ditch assessment has now increased to \$100 each, so it is now cost effective for him to combine his parcels.

Ms. Saggars asked if any other visitors wished to speak. One gentleman asked if the plan was to subdivide the wooded area for new homes. Mr. LaRue explained he was combining his properties into one lot and was not proposing any change to the land or new homes; the wooded area would stay as it has been.

There were no further questions, and Ms. Saggars closed the public hearing. Mr. Stanford made a motion to approve 24-CH-SUBD-1 as presented, with the condition suggested in the Staff Report. Ms. Sade gave the second; motion passed 6-0.

OTHER BUSINESS

2. Discussion of the status of the Comprehensive Plan

Mr. Bilger recalled that in 2023, Ms. Sade-Bartl had inquired about revising or revalidating the Comprehensive Plan. He recommended identifying goals that would help determine which action might be more appropriate. It was the consensus of the Commission that revising or revalidating the Plan was acceptable.

Mr. Bilger reminded the members of the upcoming training session scheduled for January 29th. He described the topic as "Ask Me Anything" and requested the members forward potential questions to him. He also described the ideas he had for the other training sessions throughout the year.

ADJOURNMENT

There being no further business, Ms. Sade made a motion to adjourn, seconded by Mr. Stanford; the meeting was adjourned, by unanimous vote, at 6:55 P.M.

GUEST LIST

1. Hunter LaRue 7496 E. State Road 205, Churubusco
2. Ronald Brown 7620 E. State Road 205, Churubusco
3. Debra Perry 7620 E. State Road 205, Churubusco
4. Judy Liggett 7580 E. State Road 205, Churubusco