

**MINUTES**  
**WHITLEY COUNTY PLAN COMMISSION**  
**REGULAR MEETING**

**July 17, 2024**

**7:00 p.m.**

**Whitley County Government Center**  
**Lower Level, Meeting Room A/B**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>STAFF</b>
Travis Baker	X		Nathan Bilger
Chad Banks		X	Brent Bockelman
Dane Drew		X	
Brent Emerick	X		<b>LEGAL COUNSEL</b>
Jack Green	X		Elizabeth Deckard
Thor Hodges	X		
Mark Johnson	X		<b>NONVOTING ADVISOR</b>
Kim Kurtz-Seslar	X		John Woodmansee (Absent)
Joe Wolf	X		

**AUDIENCE MEMBERS**

The list of in-person and electronic guests is attached below.

**CALL TO ORDER/ROLL CALL**

Mr. Hodges called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.  
Mr. Bockelman read the roll call with members present and absent listed above.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

The minutes for the March 20, 2024, regular meeting were presented for consideration. Mr. Green made a motion to approve the minutes as presented. Seconded by Mr. Johnson. Motion passed 9-0 by roll call vote.

**ADMINISTRATION OF OATH**

M. Deckard administered the oath to audience members wishing to speak.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

**24-W-SUBD-13 Stetzel Grainery Subdivision**

Dwight & Patricia Stetzel, owners of the subject property, are requesting preliminary plat approval for a one-lot subdivision to be named “Stetzel Grainery Subdivision.” The proposed plat is located on the west side of 200 East, about ½ mile south of 800 South in Section 24 of Washington Township.

Mr. Bilger presented a summary of the staff report. He reviewed the proposed plat and code minimums. He explained that the plat would include one lot with dedicated Right-of-Way. He pointed out the “Grainery” was not correctly spelled but would not cause a problem if this was done intentionally. He explained that new lot had existing farm structures. Discussion was made regarding setback encroachments that were created with the split and that a variance request had been filed with the BZA address those issues. Aerial views were presented with overlays for reference. Review criteria and suggested conditions were discussed.

Ryan Peppler, 3490 N. Etna Road, with Walker and Associates, addressed the Commission as the petitioner representative and explained the proposed plat. He explained that the purpose of the split was to lease to sell the newly created lot. He also discussed details of the setback variance requests.

Mr. Hodges opened the public hearing.

Hearing no additional comment, Mr. Hodges closed the public hearing.

Mr. Emerick made a motion to approve the petition with the staff recommended conditions. The motion was seconded by Mr. Johnson. Petition 24-W-SUBD-13 was approved by roll call vote of 6-0-1, with Mr. Baker abstaining, with the following conditions.

1. Two septic sites per lot are to be determined and approved by the Health Department prior to issuance of a building permit for a structure utilizing septic.
2. Secondary plat approval delegated to the Plan Commission Staff.

## **OTHER BUSINESS**

Mr. Hodges turned the meeting over to Mr. Bilger for further discussion regarding shooting range and other land uses being included in the Zoning Code. Mr. Bilger discussed the passed rezoning request and the request from the Commissioners to add shooting ranges as a use into the zoning code. Other land uses, such as Contractors and Farm Restaurant, were discussed to include in the zoning code. Options were discussed with a suggestion to put together an Ad hoc committee to assist staff in drafting the code change and standards. Additional discussion was made regarding the possible numbers of these uses were present in the County. Types of shooting ranges and other factors were included. A visit to the range in question was suggested. Comparisons to other surrounding counties was also requested. Discussion was made regarding the continued operation of the existing range. It was stated that the BZA was the body of enforceable. Mr. Hodges made a motion to request that the BZA take action to halt the operation of the shooting range until zoning compliance is accomplished. Mr. Emerick seconded the motion. Further discussion was made about the guidelines. Discussion about liability was made. The motion passed by a vote of 7-0. Mr. Bilger asked for volunteers to be part of the committee. Mr. Hodges and Ms. Kurtz-Seslar volunteered to members of the committee.

Mr. Bilger reminded the Commission of the upcoming training session in South Whitley.

## **ADJOURNMENT**

Having no further business, Mr. Hodges adjourned the regular meeting at 7:44 p.m.

**GUEST LIST**

1. Ryan Peppler.....3490 N. Etna Road
2. Karen Crandall.....5820 E. 900 South
3. Garry Ingram.....3460 E. 500 North
4. Nathan Lundy.....119 S. Main Street

**GUEST LIST-ELECTRONIC**

5. Sonya Emerick.....5865 E. State Road 14

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