

MINUTES
SOUTH WHITLEY PLAN COMMISSION
SPECIAL MEETING
MONDAY, OCTOBER 30, 2017
5:45 P.M.
SOUTH WHITLEY TOWN HALL
118 E. FRONT STREET, SOUTH WHITLEY

MEMBERS PRESENT

Wendy Bills
Randy Cokl
Tom Dome
Les Hoffman
Anna Simmons (arrived at 5:48 p.m.)
Wayne Swender

STAFF

Nathan Bilger

MEMBERS ABSENT

Bill Boggs

VISITORS

There were two visitors in attendance at the October 30, 2017, South Whitley Plan Commission meeting.

CALL TO ORDER

Mr. Bilger called the meeting to order at 5:45 p.m.

ROLL CALL

Mr. Bilger read the roll with those members present and absent being listed above. He then stated that the August and October 16th meeting minutes would be considered at the next regular meeting.

ADMINISTRATION OF THE OATH TO WITNESSES

Mr. Bilger administered the oath to those wishing to speak.

NEW BUSINESS

17-SW-SUBD-1

Philip and Julia Spear requested a primary plat approval of a 1-lot subdivision to be called Fay Woods located on County Road 400 South, approximately 900 feet west of State Road 5, just within the two-mile jurisdictional area. Mr. Bilger summarized the Staff Report and described that the proposal was for a one lot plat of under 5 acres with the petitioner intending to sell the parcel to the adjacent homeowner. The plat is required because the South Whitley Subdivision Control Ordinance requires plats for any splits

under 5 acres. He added that combining the parcels in the future would require a replat. He stated that the plat appeared to meet zoning and subdivision requirements, with the three conditions listed in the staff report.

Kevin Michel, surveyor for Walker & Associates, was present to answer questions about the proposed plat. He distributed copies of the plat for reference and described that the plat was to accommodate the split of the property to adjacent landowner Mr. Fladhammer. The Commission discussed the proposed plat.

Mr. Bilger opened the public hearing for anyone wishing to speak. No one spoke and the public hearing was closed.

Ms. Simmons motioned to approve the subdivision as presented with the three suggested conditions from the Staff Report. Mr. Cokl seconded the motion. The members voted unanimously to pass the motion.

OTHER BUSINESS

Mr. Bilger discussed upcoming cases for the November Plan Commission meeting. A two-lot plat had been filed already. He also stated that the Council had requested the Commission proceed with rezoning a residential area on the east side of town from I-2 and I-1 to a residential zoning. He recommended that a Comprehensive Plan amendment also be done to coincide with the rezoning. The Commission agreed and directed staff to proceed with the work for November.

ADJOURNMENT

Mr. Cokl motioned to adjourn, Ms. Simmons gave the second, and the members voted unanimously to adjourn the meeting at 5:56 p.m.

GUEST LIST SOUTH WHITLEY PLAN COMMISSION OCTOBER 30, 2017

1. Kevin Michel -----4242 S. 700 East, Columbia City
2. Eric Fladhammer-----7355 W. 400 South, South Whitley