

**MINUTES
WHITLEY COUNTY PLAN COMMISSION
REGULAR MEETING
NOVEMBER 15, 2017 7:00 P.M.**

MEMBERS PRESENT

Chad Banks
Elizabeth Deckard
John Johnson
Kenneth Kerch
Tom Western
Brad Wolfe
Doug Wright
John Woodmansee
Mark Mynhier

STAFF

Nathan Bilger
Jennifer Shinabery

ATTORNEY

Dawn Boyd

VISITORS

There were 10 visitors who registered their attendance at the November 15, 2017 regular meeting of the Whitley County Plan Commission.

CALL TO ORDER

Mr. Wright called the meeting to order at 7:00 P.M.

ROLL CALL

Ms. Shinabery read the roll with those members present listed above.

CONSIDERATION AND ADOPTION OF THE OCTOBER 18, 2017 REGULAR MEETING MINUTES

Mr. Wright asked if there were any additions or corrections to the October 18, 2017 regular meeting minutes. There being none, Mr. Woodmansee made a motion to approve the minutes as submitted, seconded by Ms. Deckard. The minutes were approved by an 8-0-1 vote, with Mr. Mynhier abstaining due to his absence for that meeting.

OATH TO WITNESSES

Mrs. Boyd administered the oath to those present who wished to speak during the meeting on behalf of the petitions.

NEW BUSINESS

17-W-SUBD-12 Sharon Smith, 4960 E. 600 North, Churubusco, requested primary plat approval for a 1-lot subdivision to be known as J.S.T. Acres. The property is located on the south side of E. 600 North, approximately ¼ mile east of N. 450 East in Section 08 of Smith Township, containing 37.9 acres and zoned AG, Agricultural.

Mr. Bilger reviewed the staff report, explaining that the proposed lot is 6.23 acres and a dedicated right-of way for the county road. He stated that the proposed plat appears to comply with the development standards of the zoning code. He mentioned that since the writing of the staff report, soil analysis was completed.

Kevin Michel, Walker & Associates, presented the petition, explaining that the remainder of the land to the west to the south will be deeded to Acres, Inc. for a preserve, resulting in an unusual parcel shape. He stated that the Health Department's letter states the land is adequate for a septic system, if necessary.

Mr. Western asked whether or not there were current utilities and a driveway, to which Mr. Michel positively confirmed.

Mr. Wright asked if anyone else was present who wished to speak with regard to this petition. No one stepped forward, so the public portion of the meeting was closed.

With there being no further questions or discussion, Mr. Banks made a motion to approve the petition with secondary plat approval delegated to the Plan Commission staff.

The motion was seconded by Mr. Woodmansee and carried with a unanimous 9-0 vote.

17-W-SUBD-13 Howard Whitlow, Jr., 7827 Crosshill Court, Fort Wayne, is requesting primary plat approval for a 1-lot subdivision to be known as Whitlow's Estate. The property is located on the west side of N. State Road 109, approximately 250' north of W. 400 North, in Section 16 of Thorncreek Township, contains 3 acres, and is zoned AG, Agricultural District.

Mr. Bilger reviewed the staff report, explaining that the petitioner is the contract purchaser of the property and the lot requires platting as the parcel has been previously split. He explained that the plat is comprised of one proposed lot of 2.667 acres and a dedicated right-of-way for the state road. He stated that the proposed plat appears to comply with the development standards of the zoning code. He explained that the Health Department confirmed that the plat meets the requirements for a septic system; however, did express some concern regarding feasibility, which will need to be addressed by the builders through design.

Howard Whitlow, Jr., 7827 Crosshill Court, Fort Wayne, stated that he and his wife were purchasing the property from the Chamberlains with the intent for their primary residence.

Mr. Wright asked if anyone else was present who wished to speak with regard to this petition.

Sonya Emerick, 5865 E. State Road 14, Columbia City, asked how this subdivision could be allowed if the plat was located within the Overlay District. Mr. Bilger confirmed that the property was located within the area affected by the Interim Overlay District and explained that the proposed plat complies with the requirements of that district as the Overlay only restricts plats of 5 lots or more.

No one else stepped forward, so the public portion of the meeting was closed.

With there being no further questions or discussion, Mr. Banks made a motion to approve the petition with the following conditions:

1. Secondary plat approval delegated to the Plan Commission Staff.
2. The owners name and signatures be changed to Timothy and Emma Chamberlain, as the current owners.
3. The Certification of Approval signature lines only need to reflect either secondary approval by the Commission or by the staff, not both.
4. Access from this plat to State Road 109 is subject to approval by INDOT.

The motion was seconded by Mr. Woodmansee and carried with a unanimous 9-0 vote.

OTHER BUSINESS

Mr. Bilger gave a brief update on the Code Development Committee, explaining that they have already held their first meeting and plan to meet every other Friday, with a few accommodations made due to the Holidays. He explained that during the first meeting, introductions were made and the Committee was given the homework of defining the primary issues needing to be addressed, which will then be narrowed down at the upcoming meeting.

ADJOURNMENT

There being no further business to discuss, Mr. Wright declared the meeting adjourned at 7:20 p.m.

GUEST LIST

A complete Guest List accompanies these minutes.