

MINUTES
CHURUBUSCO PLAN COMMISSION
REGULAR MEETING

January 13, 2021

6:30 p.m.

Boy Scout Building

MEMBERS PRESENT

Paula Grawcock
Jeremy Hart
Mark Pepple
Vivian Sade
Madalyn Sade-Bartl
Brenda Saggars
Pat Stanford

MEMBERS ABSENT

Wayne Krider
Ashley Wagner

STAFF

Nathan Bilger

ATTORNEY

Absent

AUDIENCE MEMBERS

Five audience members were in attendance at the meeting. The guest list is kept on record/attached to these minutes.

CALL TO ORDER/ROLL CALL

Mr. Hart called the meeting to order at 6:35 p.m. Mr. Bilger read the roll call with members present and absent listed above.

ELECTION OF OFFICERS FOR 2021

Mr. Hart called for nominations for officers in 2021. Mr. Stanford made a motion to retain the same officers as in 2020. Ms. Saggars made a motion to nominate Ms. Sade-Bartl as president. After a brief discussion about how to proceed, Mr. Hart indicated that he would rather hand off the president position to another person. Mr. Stanford withdrew his motion, and Ms. Saggars amended her motion to be Ms. Sade-Bartl as president, with the other positions being the same as 2020. Mr. Pepple seconded. Motion passed, 7-0.

Officers for 2021 are: Madalyn Sade-Bartl, President; Brenda Saggars, Vice President; Paula Grawcock, BZA representative.

Ms. Sade-Bartl began conducting the meeting at this point.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes for the November 12, 2020, meeting were presented for consideration. Ms. Sade noted corrections that she was in attendance, had voted for 20-CH-SUBD-2, and abstained from 20-CH-SUBD-3. Ms. Saggars made a motion to accept the minutes as corrected; Ms. Sade seconded. Motion passed 5-0-2, with Hart and Stanford abstaining.

ADMINISTRATION OF OATH

Mr. Bilger administered the oath to the audience members.

OLD BUSINESS

There was no old business.

NEW BUSINESS

21-CH-SUBD-1, Primary Plat Approval, Egolf Homestead

Robert Egolf requested primary approval for a one-lot plat, proposed to be called Egolf Homestead, located on the east side of 850 East, ¼ mile north of 300 North in the jurisdictional area. The property consisted of 9.96 acres, and the residence on the property was addressed 3280 N. 850 East.

Mr. Bilger summarized the Staff Report. He explained that the proposal would split out the existing house and farm buildings, and he stated that any split that would create a new non-agricultural parcel was required to be platted. There would be a strip of the parent tract left to the east of the proposed plat, which would create a C-shaped remainder parcel. Most review comments stated the plat was adequate, but the Health Department noted that soil testing for a second septic site would be required as a platted lot. He concluded with the following suggested conditions of approval:

1. The required soil test must be approved by the County Health Department.
2. Secondary plat approval be delegated to staff.

Ms. Sade-Bartl asked the petitioner to speak. Robert Egolf stated that he wanted to split the house off from the rest of the property. He then expressed concern that he thought he had the Health Department's approval for the septic, as he met with them early on to discuss the proposed split. Mr. Bilger explained that platted lots are required to have two septic sites, and that the Health Dept. may not have known the proposal would be platted. He stated that dealing with soil testing for septic sites was a common situation to work through with platted lots. Ms. Sade-Bartl asked for questions of the petitioner from the Commission. Hearing none, she opened the public hearing.

Marna Morris, adjacent property owner, asked how many lots there would be, and Ron Morris asked how big they were. Mr. Bilger responded that there would be one lot of 9.96 acres. Mr. Egolf further explained the purpose of the split to sell the house to a family member, but the rest of the property would remain the same. There was some discussion among audience members about the proposed sale. Ms. Sade shared that she too was yet not used to the term "subdivision" meaning a process versus a development.

Being no further comments from the public, Ms. Sade-Bartl closed the public hearing and asked for any motion. Mr. Pepple made a motion to approve 21-CH-SUBD-1, with the staff's recommended conditions; Mr. Hart seconded. Motion passed, 7-0.

OTHER BUSINESS

Mr. Bilger and Ms. Sade-Bartl discussed the potential need to update the Comprehensive Plan that was done in 2014. Mr. Bilger explained that for planning purposes, a full update would likely be considered after about ten years, but that many grant opportunities are contingent upon a Plan being updated within the past five years. Ms. Sade-Bartl stated that a group of interested persons, many affiliated with the Main Street organization, had met recently to discuss the need

for a plan without realizing there was already a Comprehensive Plan in place. The discussion did yield a few items that would be good to add to the Plan, such as the specific need for the library expansion. There was further discussion about the expected detail of an update, possible costs, process, and timing. Mr. Bilger and Ms. Sade-Bartl suggested an in-house update over the summer to revalidate the plan and to incorporate some new items.

Mr. Bilger reminded the Commission of the previously discussed zoning districts for downtown and a business park. These may need to be continued until after the suggested Plan update.

ADJOURNMENT

Being no further business, Mr. Stanford made a motion to adjourn; Mr. Hart seconded. Ms. Sade-Bartl declared the meeting adjourned at 7:00 p.m.

GUEST LIST

1. Bob Egolf7025 E. 300 North, Churubusco
2. Ron Morris9005 E. 300 North, Churubusco
3. Marna Morris9005 E. 300 North, Churubusco
4. Margaret Boyer3201 N. 850 East, Churubusco
5. Larry Rosentrader8715 E. 375 North, Churubusco