

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

**December 12, 2021**

**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>             |
|------------------|----------------|---------------|--------------------------|
| Michael Bemis    | X              |               | Brent Bockelman          |
| Dane Drew        | X              |               |                          |
| Brent Emerick    | X              |               |                          |
| Theresa Green    |                | X             | <b>LEGAL COUNSEL</b>     |
| Thor Hodges      |                | X             | Elizabeth Deckard        |
| Kim Kurtz-Seslar | X              |               |                          |
| Joe Wolf         | X              |               | <b>NONVOTING ADVISOR</b> |
| Brad Wolfe       | X              |               | John Woodmansee          |
| Doug Wright      |                | X             |                          |

**AUDIENCE MEMBERS**

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

**CALL TO ORDER/ROLL CALL**

Ms. Kurtz-Seslar 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 November 17 regular meeting were presented for consideration. Ms. Kurtz-Seslar asked if members required time to review the minutes. Hearing nothing, she called for a motion. Mr. Drew made a motion to accept the November 17 minutes as presented. Mr. Wolf seconded. Motion passed 6-0 by roll call vote.

**ADMINISTRATION OF OATH**

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

**OLD BUSINESS**

**21-W-SUBD-22, Primary approval, “Birchwood Acres”**

Anthony Aguilar requested preliminary plat approval of a 2-lot subdivision to be known as “Birchwood Acres.” This plat was revised from the original 4-lot request. The property was on the south side of 200 North, about 700’ east of 450 East in Section 32 of Smith Township.

Mr. Bockelman presented the staff report. He displayed an aerial image of the parent tract, the proposed plat diagram, and an aerial image with a plat overlay. Explanation was given on the changes that were made from the original plan.

He reviewed staff's proposed conditions:

1. Health Department requirements for septic systems must be met prior to issuance of building permits.
2. Secondary plat approval delegated to the Plan Commission Staff.

Tim Gouloff, 1133 Broadway, Fort Wayne, represented the petitioner. He explained the revised plat in more detail and how it addressed the previous concerns.

Mr. Bockelman stated that Mr. Aguilar was attending electronically and was available for comment.

Ms. Kurtz-Seslar opened the public hearing. With no comments forthcoming, she closed the public hearing and turned to the Commission for discussion or a motion.

Mr. Bemis made a motion to approve 21-W-SUBD-22 with the recommended conditions by staff. Mr. Wolfe seconded. Motion passed 6-0 by roll call vote.

### **NEW BUSINESS**

#### **21-W-SUBD-25, Primary approval, "Taintworth Farms on the Eel"**

Eric Hackworth requested an approval for a two-lot subdivision proposed to be named "Taintworth Farms on the Eel." The proposed plat was located on the east side of 950 West, about 325' south of State Road 14 in Section 7 of Cleveland Township.

Mr. Bockelman presented the staff report, noting that platting was required due to previous splits from the 1979 parent tract. The anticipated use of the area would be residential. He displayed aerial views and a plat overlay.

He reviewed staff's proposed conditions:

1. Health Department requirements must be met prior to issuance of building permits.
2. Driveway placement on Lot 2 is limited to being at least 500' from the curve of 950 West or to being on the curve itself, with exact location to be approved by the Highway Department.
3. Consider revising the plat name per the suggestion of the Parcel Committee.
4. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Bockelman explained that the Parcel Committee noted that the proposed plat name should be shortened due to limitations in the recording index. Otherwise, the comments received stated that the proposed plat was generally adequate.

Ms. Kurtz-Seslar asked the petitioners or a representative to address the Commission.

Eric Hackworth, 7206 Miahqueah Court, Fort Wayne, agreed to amending the subdivision name. He stated that he would like to have the drainage easement label removed from the plat.

Mr. Wolfe asked if the driveway placement would be an issue for the two lots. Mr. Hackworth stated that it would not be an issue.

Ms. Kurtz-Seslar opened the public hearing. With no comments forthcoming, she closed the public hearing and turned to the Commission for discussion or a motion.

Discussion was made concerning the drainage easement line labeled on the plat, with consensus being that it was not necessary.

Mr. Drew made a motion to approve 21-W-SUBD-25 with amended name, drainage easement change, and the recommended conditions by staff. Mr. Wolfe seconded. The motion passed 6-0 by roll call vote.

### **OTHER BUSINESS**

Mr. Bockelman expressed the staff's gratitude and thanks to Mr. Wolfe and Mr. Bemis for their dedication and time serving on the Plan Commission.

### **ADJOURNMENT**

Having no further business, Ms. Kurtz-Seslar adjourned the meeting at 7:20 P.M.

### **GUEST LIST**

1. Eric Hackworth .....7206 Miahqueah Ct, Fort Wayne
2. Corene Painter.....2505 Northway Ave, Fort Wayne
3. Barry Terry.....2505 Northway Ave, Fort Wayne
4. Tim Gouloff .....1133 Broadway, Fort Wayne
5. Joe Sheets.....3035 W. 700 North, Columbia City
6. Sonya Emerick.....5865 E. State Road 14, Columbia City

### **GUEST LIST-ELECTRONIC**

7. Robert Kehmeyer .....8411 S. 600 East, Columbia City
8. Judy Kehmeyer .....8375 S. 600 East, Columbia City
9. Angela Sheets.....3035 W. 700 North, Columbia City
10. Anthony Agular .....East 200 North, Columbia City
11. Sarah Bonneau .....9530 Old Grist Mill Place, Fort Wayne