

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

**December 16, 2020**

**7:00 p.m.**

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

**MEMBERS PRESENT**

Doug Wright, President  
Brent Emerick  
Thor Hodges (arrived 7:03)  
John Johnson  
Kim Kurtz-Seslar (electronic)  
Tom Western  
Joe Wolf  
Brad Wolfe  
Charles Zumbrun (electronic)

**MEMBERS ABSENT**

**STAFF**

Nathan Bilger

**ATTORNEY**

Liz Deckard (electronic)

**NONVOTING ADVISOR**

John Woodmansee

**AUDIENCE MEMBERS**

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

**CALL TO ORDER/ROLL CALL**

Mr. Wright called the meeting to order at 7:00 p.m. Mr. Wright led the Pledge of Allegiance. Mr. Bilger read the roll call with members present and absent listed above. Mr. Wright reminded the Commission that votes would need to be by roll call.

**CONSIDERATION OF PREVIOUS MEETING MINUTES**

The minutes for the August, September, and October 2020 meeting were presented for consideration. Mr. Bilger stated these would catch up the minutes for the year.

Mr. Western made a motion to accept the September minutes as presented; Mr. Wolfe seconded. Motion passed by roll call vote, 7-0-2, with Emerick and Zumbrun abstaining.

Mr. Hodges made a motion to accept the August and October minutes as presented; Mr. Wolfe seconded. Motion passed by roll call vote, 5-0-4, with Emerick, Kurtz-Seslar, Western, and Zumbrun abstaining.

**ADMINISTRATION OF OATH**

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

**OLD BUSINESS**

There was no old business.

## **NEW BUSINESS**

### **20-W-SUBD-20, Primary Replat approval, “Lance Acres Amended”**

Larry and Rebecca Lance requested preliminary approval for a replat of Lot 1 in the Lance Acres subdivision. The subject property, 10054 S. 800 East-92, Roanoke, was located on the west side of S. 800 East, approximately 3,200' north of US 24, in Section 36 of Jefferson Township. The property was zoned AG, Agriculture, and contained approximately 2.425 acres.

Mr. Bilger presented the staff report. He reminded the Commission that the Lance Acres plat had been approved in 2019, and the petitioner was now acquiring additional property to square up the lot. He clarified that the written staff report included minimum lot sizes based on septic systems, but the lot did have sanitary sewer and the PowerPoint indicated the correct standards. He referenced aerials and the proposed plat, showing the acreage being added. He recommended the following conditions of approval:

1. The acreage being added to the existing lot is subject to review of the Parcel Committee. The document number of that transfer must be added to the plat.
2. Some details from the original plat document were carried over and will need updated. Signature lines will need updated with 2021 members.
3. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Wright called for the petitioner or representative to speak. Larry Lance, petitioner, concurred with the staff's summary and stated that he was in the process of buying the property where there used to be a barn to make his lot square. Mr. Wright asked for questions of the petitioner.

Being no questions of the petitioner, Mr. Wright opened the public hearing. No in-person or on-line comments were heard, and Mr. Wright closed the public hearing. Mr. Johnson made a motion to approve 20-W-SUBD-20, with the staff conditions; Mr. Hodges seconded. Motion passed by roll call vote, 9-0.

### **20-W-SUBD-21, Primary Plat approval, “Huckleberry Lane”**

Dale and Janelle Klingenberger requested preliminary plat approval of a 1-lot subdivision proposed to be known as “Huckleberry Lane,” located on the north side of E. 800 South, approximately ¼ mile west of S. 400 East, in Section 17 of Jefferson Township. The property was zoned AG, Agriculture and contained approximately 14.809 acres.

Mr. Bilger presented the staff report. He stated that the property required platting due to previous splits, but also because the parcel was permitted to be split in 2016 under the subdivision code's exception for agricultural parcels over 10 acres and less than 20 acres in area. A deed restriction would need to be cleared as part of the plat of approval. He then referenced aerials and the proposed plat, pointing out the legal drains that ran through the middle of the property and along its north edge. He recommended the following conditions of approval, noting that the first condition was to address the deed restriction for the record:

1. The deed restriction on the petitioner's property will be satisfied upon recordation of the approved plat.
2. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Wright called for the petitioner or representative to speak. Janelle Klingenger, petitioner, concurred with the staff's summary and stated that they had bought the property a few years ago and were now planning to build their house.

Mr. Wright asked for questions of the petitioner. Mr. Wolf asked where the house would be located. Ms. Klingenger stated that it would be located on the back six acres, and they planned to utilize an existing culvert to cross the ditch.

Being no additional questions of the petitioner, Mr. Wright opened the public hearing. No in-person or on-line comments were heard, and Mr. Wright closed the public hearing. Mr. Hodges made a motion to approve 20-W-SUBD-21, with the staff conditions; Mr. Wolfe seconded. Motion passed by roll call vote, 9-0.

### **20-W-SUBD-22, Primary Plat approval, "Homestead Acres"**

Michael & Cathy Schrader requested preliminary plat approval of a 1-lot subdivision proposed to be known as "Homestead Acres", located on the west side of S. State Road 9, south of Keiser Road in Section 26 of Columbia Township. The property was zoned AG, Agriculture, and contained approximately 4.00 acres.

Mr. Bilger presented the staff report, stating that the proposed lot was located near the southeast corner of the large parent tract, and referenced a closed gas station across the highway as a landmark. He noted that this was the first split for the property since 2018, so rezoning was not required. He then referenced aerials and the proposed plat, showing the plat would leave a 100' strip of the parent tract to the south for field access. He recommended the following condition of approval:

1. Secondary plat approval delegated to the Plan Commission Staff.

Mr. Wright called for the petitioner or representative to speak. Michael Schrader, petitioner, stated that the lot was being divided off for his daughter to construct a house. Mr. Wright asked for questions of the petitioner.

Being no questions of the petitioner, Mr. Wright opened the public hearing. No in-person or on-line comments were heard, and Mr. Wright closed the public hearing. Mr. Wolf made a motion to approve 20-W-SUBD-22, with the staff condition; Mr. Hodges seconded. Motion passed by roll call vote, 9-0.

### **OTHER BUSINESS**

Mr. Bilger presented an update on the Comprehensive Plan update. He stated that the first round of general public input yielded many comments, which had been posted online, along with a summary by the consultants. He then explained task force groups made of volunteers were being established to further review and refine the comments, current Comp. Plan audit, and identify direction and additional information needed from the second round of public input scheduled for February. He stated that, unless weather or COVID created complications, the process was still on track for consideration and adoption in April or May.

Mr. Bilger thanked John Johnson and Tom Western for their years of service as Plan Commission members, and the Commission congratulated them.

## **ADJOURNMENT**

Being no further business, Mr. Wright declared the meeting adjourned at 7:26 p.m.

## **GUEST LIST**

1. Dale Klingengerger .....2378 E. 800 South, Columbia City
2. Jonelle Klingengerger .....2378 E. 800 South, Columbia City
3. Michael Schrader .....700 E. Keiser Rd., Columbia City
4. Carrie Crawford .....1412 E. Bridget Ln., Columbia City
5. Jennifer Howell .....3427 E. 800 South, Columbia City
6. Danye Howell .....3427 E. 800 South, Columbia City

## **GUEST LIST-ELECTRONIC**

7. Larry Lance .....10054 S. 800 East-92, Roanoke