

MINUTES
SOUTH WHITLEY PLAN COMMISSION
REGULAR MEETING
MONDAY, AUGUST 17, 2020
6:30 P.M.

SOUTH WHITLEY TOWN HALL
118 E. Front Street, South Whitley

MEMBERS PRESENT

Brock Waterson, Vice President
Sherri Ayres
Dawn Boggs
Randy Cokl
Les Hoffman
Taylor Kessie
Anna Simmons

STAFF

Nathan Bilger

MEMBERS ABSENT

Wendy Bills, President
Timothy Gable

VISITORS

There were seven visitors who signed the Guest List at the August 17, 2020, South Whitley Plan Commission meeting. The Guest List is included with the minutes of this meeting.

CALL TO ORDER

Mr. Waterson called the meeting to order at 6:30 p.m.

INTRODUCTION AND SWEARING IN OF NEW MEMBERS

The three new members who were present, Ms. Ayres, Ms. Boggs, and Mr. Kessie, introduced themselves and were welcomed by the other members.

ROLL CALL

Mr. Bilger read the roll call with those members present and absent listed above.

ELECTION OF REPRESENTATIVE TO THE BOARD OF ZONING APPEALS

Mr. Bilger explained that the Plan Commission annually appoints a representative to the Board of Zoning Appeals. The representative must be one of the two County Commissioner appointments. Because of vacancies on the Commission, a representative had not been chosen for 2020. Mr. Bilger stated that the two eligible nominees were Ms. Ayres and Mr. Gable. Mr. Kessie made a motion to nominate Ms. Ayres as the representative. Mr. Hoffman gave the second, and the motion carried by unanimous vote.

CONSIDERATION AND ADOPTION OF THE MAY 18, 2020, REGULAR MEETING MINUTES

Mr. Bilger asked if there were any additions or corrections for the May minutes. There were none. Ms. Simmons made a motion to accept the minutes as presented. Mr. Waterson gave the second, and the members voted unanimously to carry the motion.

ADMINISTRATION OF THE OATH TO WITNESSEES

Mr. Bilger administered the Oath to potential witnesses.

OLD BUSINESS

There was no old business.

NEW BUSINESS

1. 20-SW-SUBD-1

Glenda Sims requested primary plat approval of a 2-lot subdivision proposed to be called Sims Estates. Mr. Bilger summarized the Staff Report and described the property, located at 207 W. Smith Street. The proposal was a partial replat and reconfiguration of two lots in Brennenman's Second Addition combined with an unplatted area at the end of Smith Street. Reconfiguration of lots and adding land to a subdivision both cause the need for consideration of a new plat. He described the floodplain location and existing structures. He stated that Town Council would review the vacation of the end of Smith Street and suggested a condition of approval be completion of the vacation. No covenants had been submitted with the plat, which Mr. Bilger felt was not of any consequence. He did suggest the Commission consider requiring that a small triangular area of Lot 1 be dedicated as right-of-way for Buckeye Street in order to avoid a jagged right-of-way line but added there would not be a problem with leaving it as proposed either. Mr. Bilger stated the plat met the requirements of the Zoning Ordinance and Subdivision Ordinance and listed three suggested conditions from the Staff Report.

The petitioner was invited to speak. Charles Sims was present on behalf of his wife, Glenda. He explained that the cause for the reconfiguration of the land was to create a lot with enough buildable area outside of the flood plain so his son could build a

home. He did not have any concerns regarding dedication of the 0.012 acre triangle to Buckeye Street right-of-way.

There were no questions for Mr. Sims, and Mr. Waterson opened the public hearing. Connie Sims, a neighboring property owner, asked if the alley on the east side of the property was also to be vacated. She stated the alley is the only way she can get her camper out. Valerie Sims, Mr. Sims' daughter-in-law, replied that the alley would remain; the vacation concerns the area previously used as a driveway to the western outbuilding. Ms. Connie Sims asked if they'd be allowed to build over a former gravel pit area. Mr. Sims replied that the gravel pit was near the outbuilding and not part of Lot 1.

Deb Wiehe, neighbor, asked if all of Lot 1 was only for one home. Mr. Sims confirmed that was the plan. She also asked for clarification on the conversation about the Buckeye Street triangle. Mr. Bilger indicated the location of the area and explained how the right-of-way could be straightened. He also confirmed that no changes were proposed for the unimproved alley.

Ms. Connie Sims and Ms. Wiehe stated that using "Estates" in the subdivision name implied that multiple homes would be built in the area. Mike and Valerie Sims, the intended future owners of Lot 1, stated that because of the floodplain area, no other homes were possible. There was some discussion about naming requirements. Ms. Valerie Sims suggested using "Landing" instead of "Estates." Mr. Bilger asked if the petitioner was agreeable to the name "Sims Landing." Ms. Valerie Sims agreed to the change; the Commission members also had no concerns.

With no further comments, the public portion of the meeting was closed, and Mr. Waterson called for a motion. Ms. Ayres made a motion to approve 20-SW-SUBD-1 as presented, with the three conditions stated in the Staff Report and with a fourth condition stating the subdivision name be recorded as Sims Landing. Mr. Cokl gave the second. The members voted unanimously to carry the motion.

OTHER BUSINESS

Mr. Bilger pointed out that the minutes from the previous meeting revealed that, contrary to Staff's interpretation at the time, the motion for 20-SW-REZ-1 did not receive a quorum vote. If the petitioner decides to pursue the request, the petition will be re-noticed. Mr. Bilger anticipated the case could be reheard before the end of the year.

Mr. Bilger announced that the Whitley County Comprehensive Plan was in the process of being updated. He encouraged everyone to attend public input sessions and submit comments either in-person or at www.whitleygov.com.

ADJOURNMENT

Being no further business, Mr. Hoffman made a motion to adjourn, Mr. Cokl gave the second, and the members voted unanimously to adjourn the meeting at 7:00 P.M.

GUEST LIST

1. Mike Sims ----- 207 W. Smith Street, South Whitley
2. Valerie Sims ----- 207 W. Smith Street, South Whitley
3. Charles Sims ----- 4095 S. State Road 5, South Whitley
4. Ed Sims ----- 202 W. Smith Street, South Whitley
5. Connie Sims ----- 202 W. Smith Street, South Whitley
6. Dave Wiehe ----- 204 W. Buckeye Street, South Whitley
7. Deb Wiehe ----- 204 W. Buckeye Street, South Whitley