

MINUTES
DEKALB COUNTY PLAT COMMITTEE
Tuesday, December 3, 2024 @ 8:30 AM

The Regular Meeting of the DeKalb County Plat Committee was called to order at 8:30 a.m. in the DeKalb County Commissioner's Court by Elysia Rodgers.

ROLL CALL:

Members Present: Elysia Rodgers, Sandra Harrison, Jason Carnahan, Suzanne Davis, and Jerry Yoder

Members Absent: None

Staff Present: Director/Zoning Administrator Chris Gaumer and Secretary Meredith Reith

Staff Absent: None

Public in Attendance: Andrew Jagoda

PRAYER:

Jerry Yoder led prayer.

APPROVAL OF MINUTES:

Suzanne Davis moved to approve the minutes from November 5, 2024; seconded by Sandra Harrison. None opposed. Motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Petition #24-45 – Tim A & Jan D McAlhany and Tim Alan McAlhany, Trustee of the Evelyn Lucille McAlhany Irrevocable Trust dated January 29, 2020 and Tim Alan McAlhany, Trustee of the Toni Anne McAlhany Irrevocable Trust dated January 29, 2020 requesting a RePlat of McAlhany Sub-Division, Lot 1. The purpose of the replat is to correct property lines and combine same-ownership parcels that were deeded from the original subdivision. No new buildable lots are being created and the replat will be used for single-family residences. The property is located at 2239 US Highway 6 and 2241 US Highway 6, Waterloo, Indiana and is zoned A2, Agricultural.

Elysia Rodgers stated what the reasoning was for this petition.

Chris Gaumer read the staff report stating why this RePlat is needed. He stated that like Elysia said this is to clean up the property lines.

Sandra Harrison asked if they were just moving the property line away from the building?

Mr. Gaumer answered yes.

Mrs. Rodgers asked if there were any questions or comments from the board or public. Hearing none. She closed the public portion of the hearing.

Mr. Gaumer went over the proposed Findings of Fact.

JURISDICTIONAL FINDINGS:

The Petitioner has complied with the rules and regulations of the Plan Commission in filing appropriate forms and reports.

1. Application completed and filed on **November 12, 2024**
2. Legal notice published in The Star on **November 22, 2024** and Affidavit received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **November 13, 2024**

5. Letter from County Highway dated **November 13, 2024**
6. Report from the DeKalb County Soil & Water Conservation District, dated **November 13, 2024**
7. Letter from the Drainage Board, dated **November 21, 2024**
8. Airport Board report, if applicable: **not applicable**
9. Plat prepared by **Anderson Surveying**
The real estate to be developed is in Zoning District A2, which permits the requested development.

FINDINGS OF FACT:

1. Does the proposed Minor Subdivision adequately conform to the Comprehensive Plan?
Yes, the minor subdivision/replat will be used for residential use, which is compatible to the existing and adjacent land uses.
2. Does the Minor Subdivision conform to the following UDO standards:
 - a. Minimum width, depth & area of lot(s).
Yes. See Plat & Staff Report.
 - b. Public way widths, grades, curves & the coordination of public ways with current and planned public ways, if applicable or required.
Adequate access off US Highway 6. The right of way has been dedicated. Additional right of way has been dedicated where required. The existing shared driveway for Lots will be utilized.
 - c. The extension of water, sewer & other municipal services, if applicable or required.
None Required. The existing Private Septic System is being utilized.
 - d. The allocation of areas to be used as public ways, parks, and schools, public and semipublic building, homes, businesses, and utilities, if applicable or required.
None required.

Standard Conditions to be recorded on or with the plat:

1. This lot shall be included in any subdivision arising from any further development from the land involved. However, there is no intention that any terms, conditions, or restrictions on a future plat will have any retroactive applicability to this division of land.
2. There shall be compliance with the laws and regulations of any Federal, State, or local agency.
3. No offsite drainage, existing surface water or existing tiled water drainage, crossing over said real estate shall be obstructed by any development on the site. The Plan Commission may enforce these conditions by injunctive relief with attorney fees.
4. The appropriate agricultural covenants, Drainage Board covenants and airport zone covenants shall be on the plat, if required.

Conditions that will not be recorded but must be met:

1. Comply with the Staff Report.
2. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.
3. Comply with the Flood Hazard Area for DeKalb County Ordinance and any wetland laws and regulations, if required.
4. The plat shall not be recorded until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of

compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

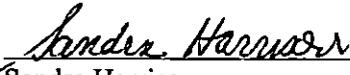
IT IS, THEREFORE, THE DECISION OF THE PLAN COMMISSION TO ADOPT SAID FINDINGS AND THAT THIS REPLAT PETITION #24-45, IS HEREBY GRANTED PRIMARY AND SECONDARY PLAT APPROVAL ON THIS 3RD DAY OF DECEMBER 2024.

Motion made by Sandra Harrison, Seconded by Jason Carnahan.

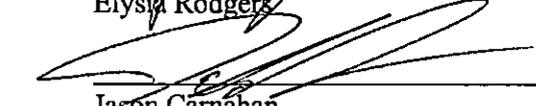
Vote tally: Yes: 5 No: 0



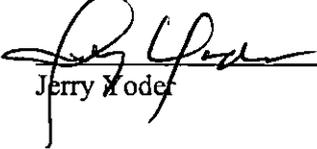
Elysia Rodgers



Sandra Harrison



Jason Carnahan



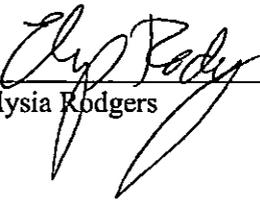
Jerry Yoder



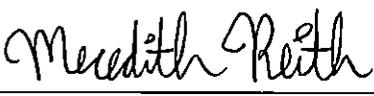
Suzanne Davis

ADJOURNMENT:

There being no further business to come before the Plat Committee, the meeting was adjourned at 8:40 a.m.



Elysia Rodgers



Meredith Reith - Secretary