

## September 16, 2009

Tim Griffin, Chairperson, called the Regular Meeting of the DeKalb County Plan Commission to order at 7:00 P.M. in the Commissioner's Court of the DeKalb County Courthouse. Charles Arnett, Randy Deetz, Tim Griffin, Mike Kline, Jim Pepple, Steve Provines, Jerry Yoder, David Kruse, Don Myers, Clinton Knauer and Joyce Shopp answered roll call. It was determined that there was a quorum. The Pledge of Allegiance was led by the Chairperson.

Those in attendance were Greg Haynes and Jerry Teders.

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**Motion was made by Charles Arnett and seconded by Jerry Yoder to approve the minutes from the 7/15/09 meeting. Motion carried.**

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**Motion was made by Randy Deetz and seconded by Jim Pepple to approve August and September claims as submitted. Motion carried.**

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### AUGUST AND SEPTEMBER 2009 CLAIMS

<u>PLAN COMMISSION</u>		
Payroll	July 9, 2009	\$ 3,395.11
Payroll	July 23, 2009	\$ 3,990.11
Payroll	August 6, 2009	\$ 3,395.11
Payroll	August 20, 2009	\$ 3,505.11
Payroll	September 3, 2009	\$ 3,395.11
Clint Knauer	Travel (7/20 - 8/25)	\$ 319.05
Clint Knauer	Travel (8/28 - 9/16)	\$ 99.45
Centennial Wireless Telecommunications (July)		\$ 46.75
Centennial Wireless Telecommunications (Aug)		\$ 46.75
Carper's Printing		\$ 28.00
Auburn Postmaster		\$ 462.80
Bassett Office		\$ 194.21
<b>TOTAL</b>		<b>\$ 18,877.56</b>

### BOARD OF ZONING APPEALS

Payroll	September 3, 2009	\$ 320.00
Bassett Office Supply		\$ 66.67
<b>TOTAL</b>		<b>\$ 386.67</b>

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**SECONDARY APPROVAL FOR PETITION NO. 05-71**, filed by Holman Farms, Inc., for a Subdivision Plat, "Secluded Woods," part of the Southeast quarter of Section 2, Concord Township, DeKalb County, Indiana, containing 23.56 acres more or less, located corner of County Road 52 and State Road 101, was read into the record along with a new approval letter from the County Drainage Board dated 8/31/09.

The petitioners provided proof of notification to the adjoining landowners.

Jerry Teders, Tri-County Land Surveying, representing Holman Farms, Inc., seeking secondary approval for a Division of Land to be known as "Secluded Woods". Mr. Teders explained why there is a time span between the Primary approval and requesting the Secondary approval. He went on to state that the new Drainage Board requirements were different than the requirements of the first letter.

**Special Exceptions:**

- a. Petition 09-07A, filed by Aaron Price for a Home Enterprise, known as A & M Auto Body Shop, 4753 CR 40A, Auburn, IN. There were no comments or concerns from the Board Members.
- b. Petition 09-09A, filed by Amanda Hilton, for a Home Enterprise known as Razor's Edge Lawn Care Management, 3669 CR 72, Auburn, IN. There were no comments or concerns from the Board Members.
- c. Petition 09-10A, filed by Paul Shaffer of Butler, Fairman & Seufert, for a Developmental Standard Variance for Dekalb County Airport. There were no comments or concerns from the Board Members.

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Greg Haynes, 5127 County Road 19, Garrett, Indiana, expressed his concerns about the new ETJ territory. Mr. Haynes stated that he has gone to the City of Auburn meetings and expressed his concerns but has not been given the correct information. Mr. Knauer stated that he would be willing to set down with Mr. Haynes and explain and answer all the questions Mr. Haynes may have. Arrangements will be made to meet with Mr. Knauer.

\* \* \* \* \*

Old Business - None

\* \* \* \* \*

**New Business - Zoning Administrator**

- a. Unified Development Ordinance Issues - The Board reviewed issues that were discovered concerning the Unified Development Ordinance. The Board reviewed the following Articles and agreed that some of the Articles should be correct.

**Article 1: Page 1-6, 1.19 (Approved)**

- B. Was legally established prior to March 28, 1977.

Any lot recorded at the County Recorder's Office without first being approved by the Plan Commission prior to March 28, 1977 shall be a buildable lot.

\* \* \* \* \*

**Article 2: Page 2-4**, was placed on hold.

Page 5-52 & 5-53, agreed to add "I2" icon as a permit districts.  
Page 2-4 - "Permitted Uses" column, change "home based business" to "home occupation". - **Approved.**  
Page 2-6 - "Permitted Uses" column, change "home based business" to "home occupation". - **Approved.**  
Page 2-8 - "Permitted Uses" column, change "home based business" to "home occupation". - **Approved.**  
Page 2-12 - "Permitted Uses" column, change "home based business" to "home occupation". - **Approved.**  
Page 2-14 - "Permitted Uses" column, change "home based business" to "home occupation". - **Approved.**  
Page 2-16 - "Permitted Uses" column, change "home based business" to "home occupation". - **Approved.**