

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

**January 17, 2024**

**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>
Travis Baker		X	Nathan Bilger
Chad Banks	X		Brent Bockelman
Dane Drew	X		
Brent Emerick	X		<b>LEGAL COUNSEL</b>
Jack Green	X		Elizabeth Deckard
Thor Hodges	X		
Mark Johnson		X	<b>NONVOTING ADVISOR</b>
Kim Kurtz-Seslar	X		John Woodmansee
Joe Wolf	X		

**AUDIENCE MEMBERS**

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

**CALL TO ORDER/ROLL CALL**

Mr. Emerick 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.

**ELECTION OF OFFICERS**

Mr. Emerick opened nominations for President. Mr. Hodges and Mr. Johnson were nominated. A motion was made and seconded to close the nominations. All voted in favor of closing the nominations. Mr. Emerick then asked for a vote for President. Mr. Hodges was elected President by roll call vote of 4-3.

At this time Mr. Hodges took over the meeting.

Mr. Hodges opened nominations for Vice President. Mr. Johnson and Ms. Kurtz-Seslar were nominated. A motion was made and seconded to close the nominations. Mr. Hodges asked for a vote. Mr. Johnson was elected Vice-President by roll call vote of 4-3.

Mr. Hodges opened nominations for Secretary. Mr. Wolf was nominated. There were no other nominations. Mr. Wolf was elected as Secretary by roll call vote of 7-0.

Mr. Hodges opened nominations for BZA appointment. Mr. Green was nominated to remain as the BZA appointment. With no other nominations, Mr. Hodges asked for a vote. Mr. Green was elected as the BZA representative by roll call vote of 7-0.

Mr. Hodges opened nominations for the Joint Advisory Board member. Ms. Kurtz-Seslar was nominated to remain the Joint Advisory Board representative. With no other nominations, Ms. Kurtz-Seslar was elected as the Joint Advisory Board member by roll call vote of 7-0.

### **CONSIDERATION OF PREVIOUS MEETING MINUTES**

The minutes for the December 20, 2023, regular meeting were presented for consideration. Mr. Wolf made a motion to approve the minutes as presented. Seconded by Mr. Green. Motion passed 5-0-2 by roll call vote, with Mr. Drew and Mr. Banks abstaining due to being absent from the December meeting.

### **ADMINISTRATION OF OATH**

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

### **OLD BUSINESS**

#### **23-W-SUBD-17 Blue Turtle Addition**

Turtle Town Plaza Rentals, owners of the subject property, requested preliminary plat approval for a one-lot subdivision to be named “Blue Turtle Addition.” The proposed plat was located on the north side of Zolman Drive, 425 feet west of Harrold Road. The property was comprised of parts of Lots 5 and 6 of Zolman’s Addition in Section 15 of Smith Township.

Mr. Bilger presented the staff report. He explained that this was a replat of parts of two lots of Zolman Addition to create a buildable parcel. The existing lot parts had been split as exempt splits to adjoining properties along Harrold Road, but those properties had been sold recently so the proposed lot would no longer be exempt from platting. He stated that the existing road was privately maintained within a platted public right-of-way. Aerial views were displayed with overlays to show the lot placement in comparison to the original lots in Zolman addition and the surrounding properties. One condition of approval was stated.

Kevin Michel, 4242 S. 700 East, addressed the Commission as representative of the petitioner. He discussed the project and explained the partial lots included.

Mr. Hodges opened the public hearing. Hearing nothing, the public hearing was closed.

Mr. Emerick made a motion to approve 23-W-SUBD-17 with the staff recommended condition. The motion was seconded by Mr. Green. Petition 23-W-SUBD-17 was approved by roll call vote of 7-0.

### **NEW BUSINESS**

#### **24-W-SUBD-1 S&G Mills Subdivision**

Shane and Shannon Mills, owners of the subject property, are requesting preliminary plat approval for a two-lot subdivision to be named “S&G Mills Subdivision.” The proposed plat is located on the south side of 500 North, 1400 feet west of 375 West, in Section 14 of Etna Troy Township.

Mr. Bilger presented a summary of the staff report. He reviewed the proposed plat and code minimums. Aerial views and plat overlays were displayed for reference. Discussion was made regarding the legal drains located on the property. He concluded with recommended conditions.

Shane Mills, 4011 West 500 North, addressed the Commission and explained that the split would be for him to build a new house on the smaller lot.

Mr. Hodges opened the public hearing. Hearing nothing, the public hearing was closed.

Mr. Drew made a motion to approve the petition with the staff recommended conditions. The motion was seconded by Mr. Emerick. Petition 24-W-SUBD-1 was approved by roll call vote of 7-0.

**24-W-SUBD-2 Bransfield Acres**

Jonathan Bransfield, owner of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named “Bransfield Acres.” The proposed plat is located on the south side of 450 North, 900 feet east of 350 West, in Section 13 of Etna-Troy Township.

Mr. Bilger presented a summary of the staff report. He reviewed the proposed plat and code minimums. He explained the reason and requirement for platting the parcel. Aerial views and plat overlays were displayed for reference. Discussion was made regarding the shared pond located on the property. He concluded with recommended conditions.

Jonathan Bransfield, 3311 W. 450 North, addressed the Commission and explained that he was having the property platted to allow for a new home to be constructed. He also discussed the agreement between the neighbors for the pond maintenance.

Mr. Hodges opened the public hearing. Hearing nothing, the public hearing was closed.

Ms. Kurtz-Seslar made a motion to approve 24-W-SUBD-2 with staff recommendation. The motion was seconded by Mr. Wolf. Petition 24-W-SUBD-2 was approved by a 7-0 roll call vote.

**OTHER BUSINESS**

Mr. Bilger reminded the members about the training session on January 29<sup>th</sup>.

**ADJOURNMENT**

Having no further business, Mr. Hodges adjourned the regular meeting at 7:30 p.m.

**GUEST LIST**

1. Sonya Emerick .....5865 E. State Road 14
2. Kyle Edlund .....5756 E. 500 North
3. Greg Fahl .....518 Garland Avenue
4. Nikki King .....223 N. Main Street, Churubusco
5. Shannon Mills .....4011 W. 500 North
6. Shane Mills .....4011 W. 500 North
7. Kevin Michel .....4242 S. 700 East
8. Jonathan Bransfield.....8919 Strathmore Lane, Fort Wayne

**GUEST LIST-ELECTRONIC**

There were no electronic guests.