

MINUTES
WHITLEY COUNTY PLAN COMMISSION
REGULAR MEETING

April 17, 2024

7:00 p.m.

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

MEMBERS	PRESENT	ABSENT	STAFF
Travis Baker	X		Nathan Bilger
Chad Banks	X		Brent Bockelman
Dane Drew	X		
Brent Emerick	X		LEGAL COUNSEL
Jack Green	X		Elizabeth Deckard
Thor Hodges	X		
Mark Johnson	X		NONVOTING ADVISOR
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. Hodges 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.

CONSIDERATION OF PREVIOUS MEETING MINUTES

The minutes for the March 20, 2024, regular meeting were presented for consideration. Mr. Green made a motion to approve the minutes as presented. Seconded by Mr. Johnson. Motion passed 9-0 by roll call vote.

ADMINISTRATION OF OATH

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

24-W-SUBD-7 Tracy Acres

Troy Tracy, owner of the subject property, is requesting preliminary plat approval for a two-lot subdivision to be named “Tracy Acres.” The proposed plat is located on the south side of 450 North, 1,650 feet west of 250 West. More commonly known as 2825 W. 450 North, 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 that the plat would include two lots with dedicated Right-of-Way. He explained that one lot had an existing dwelling. the Aerial views were presented with overlays for reference. Review criteria and suggested conditions were discussed.

Chad Metzger, 1582 W. State Road 114, addressed the Commission as the petitioner representative and explained the proposed plat.

Mr. Hodges opened the public hearing.

Hearing no additional comment, Mr. Hodges closed the public hearing.

Mr. Wolf made a motion to approve the petition with the staff recommended conditions. The motion was seconded by Mr. Drew. Petition 24-W-SUBD-7 was approved by roll call vote of 9-0 with the following conditions.

1. Two septic sites per lot are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
2. Correct owner name of "Troy E. Tracy"
3. Add notation on plat that the driveways may not be located on the westernmost 50' of Lot 1.
4. Secondary plat approval delegated to the Plan Commission staff.

24-W-SUBD-8 Neely Place

Kent & Cheryl Hoffman, owners of the subject property, are requesting preliminary plat approval for a one-lot subdivision to be named "Neely Place." The proposed plat is located on the north side of Keiser Road, 690 feet west of 200 West, in Section 32 of Columbia Township.

Mr. Bilger presented a summary of the staff report. He reviewed the proposed plat and code minimums. He explained that the plat would be for one lot. Aerial views were presented with overlays for reference.

Kent Hoffman, 2690 W. 350 South, owner of the subject property, addressed the Commission and discussed the project. He explained that his intention was to provide a family friend with a place to build a home.

Mr. Hodges opened the public hearing.

Hearing no additional comment, Mr. Hodges closed the public hearing.

Mr. Johnson made a motion to approve 24-W-SUBD-8 with the staff recommended condition. The motion was Seconded by Mr. Emerick. Petition 24-W-SUBD-8 was approved by roll call vote of 9-0, and with the following condition.

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

24-W-REZ-1 Lucas Wright

Lucas Wright, owner, and representative of the subject properties, is requesting an amendment to the Whitley County Zoning Map to reclassify three properties, totaling 196.5± acres of real estate described, from AG, Agriculture to AGP, Agriculture Production District. The properties are located on the east side of 500 East, between 400 South and 500 South, in Section 34 of Union township.

Mr. Bilger presented a summary of the staff report. He reviewed the proposed 196.5-acre property to be rezoned from AG to AGP. Surrounding Zoning and land uses were provided to show the agricultural nature of the area. Aerial views were displayed for reference. The Comprehensive Plan Future Character and Land use map was displayed and discussed. Primary and secondary uses were discussed. Mr. Bilger reviewed the AG and AGP District intent and Special Exception uses. Review criteria for zone map amendments were discussed.

Lucas Wright, 4380 South 500 East, addressed the Commission as the petitioner and explained that the intent was to protect the acreage from future development and preserve it for agriculture. He explained that they had two additional barns permitted through IDEM that would need renewed in 2024 and decided to file this petition for rezoning approval before the renewal was due.

Mr. Hodges opened the public hearing.

Hearing no additional comment, Mr. Hodges closed the public hearing.

Mr. Drew made a motion to forward a favorable recommendation for 24-W-REZ-1. The motion was seconded by Mr. Green. The motion was approved by a roll call vote of 9-0.

OTHER BUSINESS

Mr. Bilger discussed the upcoming training session on April 29th. He explained that the topic would be building codes for planning officials.

ADJOURNMENT

Having no further business, Mr. Hodges adjourned the regular meeting at 7:22 p.m.

GUEST LIST

1. Lucas Wright.....4380 S. 500 East
2. Brady Wright4980 E. 400 South
3. Kent Hoffman2690 W. 350 South
4. Cheryl Hoffman2690 W. 350 South
5. Troy Tracy2825 W. 250 West
6. Jen Flory.....2825 W. 250 West
7. Chad Metzger.....1582 W. SR 114, North Manchester
8. Sonya Emerick5865 E. State Road 14
9. Brian Emerick5865 E. State Road 14
10. Ellie Metzger.....2825 W. 450 North
11. Hayden Kruckenberg2825 W. 450 North
12. Gloria Reimer.....2280 W. State Road 14

GUEST LIST-ELECTRONIC

There were no electronic attendees.