

MINUTES
WHITLEY COUNTY PLAN COMMISSION
REGULAR MEETING

May 15, 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 April 17, 2024, regular meeting were presented for consideration. Mr. Banks made a motion to approve the minutes as presented. Seconded by Ms. Kurtz-Seslar. Motion passed 8-0 by roll call vote.

ADMINISTRATION OF OATH

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

24-W-PUD-1 JOSEPH DECUIS WAGYU FARM

Joseph Decuis Wagyu Farm is requesting approval of a Detailed Planned Unit Development. The proposed properties are located on the north and south side of 900 South, approximately 1600 feet west of 700 East, more commonly known as 6755 and 6756 E. 900 South, Columbia City, IN, in Section 23 of Jefferson Township.

Mr. Bilger presented a summary of the staff report. He explained the nature of the Detailed Planned Unit Development and that this was the next step in the process from the previous rezoning of the PUD. Discussion was made regarding the request for secondary review to establish development details and plan for the development. It was explained that after this step, substantial development must begin within 5 years, and that platting and permitting would also be taking place. Aerial views were displayed showing the property and referencing the districts that were determined in the original PUD. The table of uses within each of the districts was displayed for reference. The Master Plan was also displayed showing the existing and future structures and locations on the property. A site plan for the utility locations was displayed showing the sewer locations and the phases that it would be installed. Additional comments regarding Health department requirements, Soil and Water, drain maintenance agreement, and pedestrian connection between Agritourism districts were discussed. Suggested conditions and explanations were reviewed.

Robert Eherenman, 444 East Main Street, Fort Wayne, Attorney representative of the petitioners, addressed the Commission and explained the proposed Detailed Planned Unit Development. The master plan diagram and site plan were displayed for the Commission to see. He explained that the Architect and Engineer were in the audience to answer questions if needed. Mr. Eherenman presented a power point presentation explaining DPUD. He presented the existing and proposed change details in each of the districts. He highlighted the changes in structures on the property along with new parking areas and internal roads to be constructed. Sign locations were also pointed out. He also went into detail regarding the phases of installing the sewer and when those phases would take place as well as which structures would be included. Discussion was made regarding a future subdivision plat of up to four buildable lots in the Village District. Stormwater requirements were discussed. Mr. Eherenman asked for the Plan Commission's approval of the Detailed PUD.

Mr. Drew asked if, in the Village District, there was an agreement in place with the future owners of the house lots, to allow the farm to purchase the properties back if the owners chose to sell. Mr. Eherenman explained that there was not at this time and that the plan was for the future owners of those lots to be family members.

Mr. Hodges opened the public hearing.

Brian Bauer, 8530 South 700 East, addressed the Commission and explained that his family property bordered the Eshelman property. He expressed that the Eshelman's have been fantastic neighbors and stewards of the property. He shared his total support for the petition.

Diana du Pont, 1676 S. 700 East, addressed the Commission and shared her support for the petition and that this is a great way capitalize on the county's agriculture nature.

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

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

1. Address the requirements of the legal drain maintenance agreement with the Drainage Board prior to subdivision of the property.
2. Install the sanitary sewer designated as "Phase 1" within three (3) years, including connection of the Stables building and abandonment of its septic system.

3. Add a pedestrian crossing on 900 South between Agritourism District 1 and 2, with details to be determined with the County Engineer.
4. Development details to be finalized as part of subdivision, development plan, and/or permitting processes.

OTHER BUSINESS

ADJOURNMENT

Having no further business, Mr. Hodges adjourned the regular meeting at 7:39 p.m.

GUEST LIST

1. Alice Eshelman6755 E. 900 South
2. Pete Eshelman5766 E. 900 South
3. Robert Eherenman444 East Main Street, Fort Wayne
4. Tim Eshelman6756 E. 900 South
5. Joe Bishop5811 S. Woodstrail Drive
6. Dan Strack6396 E. 900 South
7. Sally Strack6396 E. 900 South
8. Terry Bauer324 Monte Vista Dr., Fort Wayne
9. Elaine Bauer324 Monte Vista Dr., Fort Wayne
10. Diana du Pont1676 S. 700 East
11. Daren Crandall5820 E. 900 South
12. Brian Bauer8530 S. 700 East
13. David Quilhot9586 S. 700 E-92 Roanoke
14. Terry Martin9049 S. 700 E.-92 Roanoke
15. Hilary Eshelman6755 E. 900 South

GUEST LIST-ELECTRONIC

16. Sonya Emerick5865 E. State Road 14
17. Kurt Kehmeyer8244 S. 600 East
18. Judy Kehmeyer8375 S. 600 East
19. Robert Kehmeyer6411 S. 600 East