

A meeting of the Jasper County Plan Commission was held Monday, February 22, 2016 at 7:00 pm in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Gerrit DeVries, Jim Martin, Sandra Putt, Vince Urbano, Justin Rodibaugh and Bryan Overstreet. Also present: Todd Sammons, Randle and Sammons, Mary Scheurich, Director of Planning and Development; Kelli Standish, Secretary. Absent were: Jim Walstra, John Korniak and Todd Peterson.

Meeting was called to order by Board President Sandra Putt. The Pledge of Allegiance was recited. The first order of business was the call for approval of the January 2016 minutes.

Gerrit DeVries made the motion to approve the January 2016 minutes. Motion was seconded by Jim Martin and carried unanimously.

Rezone

Cause#PC-1-16

Applicant: Herschel and Judith Florence and Michelle Bishop
Location: pt. Lot 20 Pon & Co's DeMotte Farms – 950W. & 950N.
Use: Rezone A2 to R2

Public hearing held pursuant to notice February 5, 2016 in the Rensselaer Republican, a daily newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners given by certified mail, return receipts requested. All as shown by the affidavit of Becky Coffey, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

Michelle Bishop was present and stated that Herschel and Judith Florence are her parents. They are asking to rezone the property from A2 to R2. They are asking for R2 zoning since they don't have enough road frontage in the A2 district for more than 1 lot. Her daughter currently helps take care of her grandparents which are Mr. & Mrs. Florence. Her daughter and family would like to construct a home on the property so she can be close by to help take care of them. If they get the rezone approved they will then have to replat the lot into a 2-lot subdivision. Her parents live in a Manufactured home and use a shared driveway with her. There is another driveway that goes to the back of the property. The Planning and Development office stated that there is an application for an exception application for the purpose of helping a blood relative, but they are not interested in that application because they do not want to have to remove their new home they would be constructing.

Gerrit DeVries asked if they knew what the width of the existing lot is and what the other surrounding properties are zoned.

Mary Scheurich replied that the legal description states the property is 189.5ft X 660ft. Most of the surrounding areas are zoned A2 as well, but there are some R1's in the area as well.

Bryan Overstreet stated that in the R2 zoning district it states they will have to have a public sanitary sewer and water utility.

Mary Scheurich replied that the Plan Commission will have to approve a variance/exception on that statement because there is no public sewer in that area.

Sandra Putt asked if anyone present had any opposition to the application.

Joe DeMeter was present and stated that he owns property to the East of the proposed application and was wanting more information as to how the lot would be laid out.

Attorney Sammons replied that right now she is just asking to have the property rezoned from A2 to R2. If the rezoning is approved then they would have to come back before the board for a replat which requires it to be surveyed into lots.

Gerald Torbet was present and asked if there was still a rule where the lots can't be 3 times the width?

Mary Scheurich replied that is no longer a rule with the new code book.

Gerrit DeVries stated that he drove out to the proposed property and noticed that the area is residential; there is no farming in the area.

Gerrit DeVries made the motion to recommend approval for the rezoning from A2 to R2 to the Board of County Commissioners. Motion was seconded by Jim Martin and carried unanimously.

Amendment to the UDO

Cause#PC-3-15

Public hearing held pursuant to notice November 12, 2015 in the Rensselaer Republican, a daily newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners given by certified mail, return receipts requested. All as shown by the affidavit of Becky Coffey, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

Mary Scheurich stated that there is one change that we have made since the last meeting which is Wind Energy. There is a proposed set-back change from the Jasper/Pulaski Wildlife area. We currently have a 4 mile set-back requirement for wind energy from the game preserve property and we have a proposal to change that to 8 miles. It appears that the birds are migrating further south than what they had been.

Bryan Overstreet stated that he drives St.Rd. 49 most days and has noticed that the birds have come down further south around Gifford Road (400N) area, which 8 miles is a little further than that. They would then go to 400W., which would be a square shaped set-back.

Mary Scheurich stated that we do have some companies showing interest in Wind Energy Farms.

Bryan Overstreet stated that in the ordinance it does state that there needs to be an environmental study done. When they do the study it may show that the set-backs need to be changed.

Sandra Putt asked if anyone present had any opposition to the proposed change to the UDO? There were none.

Bryan Overstreet made the motion to approve the proposed Wind Energy Set-back to county roads 400W. and 400N. Motion was seconded by Jim Martin and carried unanimously.

Gerrit DeVries made the motion to recommend approval for the changes to the Unified Development Ordinance (UDO book) that have been presented to the board members over the last few months to the Board of County Commissioners. Motion was seconded by Bryan Overstreet and carried unanimously.

Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

Sandra Putt, President