

A meeting of the Jasper County Plan Commission was held Monday, September 26, 2016 at 7:30 pm in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Gerrit DeVries, Jim Martin, Justin Rodibaugh, Jim Walstra, John Korniak, Vince Urbano, and Bryan Overstreet. Also present: Todd Sammons, Randle and Sammons, Kelli Standish, Secretary. Absent were: Todd Peterson, Sandra Putt and Mary Scheurich.

Meeting was called to order by Board Vice President Bryan Overstreet. The first order of business was the call for approval of the August 2016 minutes.

Vince Urbano made the motion to approve the August 2016 minutes. Motion was seconded by Gerrit DeVries and carried unanimously.

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Rezone

Cause#PC-8-16

Applicant: James Kreiger/Prairie Creek Ag Lands LLC  
Location: Sec.4-32-6 – Wheatfield Twp. - 300W. & 400W. S. of 1700N.  
Use: Rezone R1 to A1 - Proposed Sand Mining

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Public hearing held pursuant to notice July 15, 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.

Bryan Overstreet stated that we have received a letter from the applicants Attorney Russell Bailey requesting the application be continued to January 2017 meeting.

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Rezone

Cause#PC-10-16

Applicant: Matt Misch and Charles Misch  
Location: Sec.14-32-6 – Wheatfield Twp. – 200W. S. of 1450N. E-side  
Use: Rezone A1 to A2

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Public hearing held pursuant to notice September 26, 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.

Matt Misch was present and stated that he and his brother Charles bought 26.461 acres and they are requesting to rezone the property from A1 to A2. They are requesting to rezone the property so they can subdivide the property into two buildable lots. Each of them would have 5 acres to build their homes on and the remainder will be a combined area that he and his brother will own together.

Bryan Overstreet asked if the property to the North of the proposed rezone application was still being used as a gun club for the 4-H members.

Matt Misch replied in the negative. They no longer have the 4-H members using that for shooting sports.

Justin Rodibaugh asked what are your intentions for the combined property.

Matt Misch replied that in the future they plan to dig a pond and have a hay field. They have been asked if they are planning on developing a subdivision in that area, which they are not proposing that.

Gerrit DeVries stated that the drawing looks different from the aerial he is looking at compared to the survey that has been done.

Kelli Standish replied that a piece of property did just sell (last week) since the aerial was printed out, which is why the aerial and the survey he presented to the board look different.

Matt Misch stated that the survey he has presented is the correct piece of property they are requesting to rezone.

Bryan Overstreet asked if anyone present had any opposition to the application.

Tom Mathis was present and stated that he has done some research on the proposed property. In his opinion this does not comply with the comprehensive plan or the UDO. They only have 460 ft. of road frontage. He feels they are doing this backwards. He went to the Auditor's office today and discovered that on last Thursday September 22, 2016 there were several splits that had been transferred to Mr. James Misch. He wants to know and understand how these splits were made. He has found out that this property began as a 40 acre parcel and now has 7 splits taken from it; this would be a major subdivision in his mind. A 1.2 acre parcel of land was split as well last week approximately 0.5 acre went to James Misch and the other 0.5 acre goes to Matt & Charles Misch. He feels these properties that were split off should have been rezoned because they do not comply with the A1 zoning district. He has a copy of an aerial that shows the dates of when the splits were taken out.

Matt Misch replied that Mr. Mathis is correct about them splitting the property into 7 different parcels and they want to split their 26 acres into 3 different parcels as well. He stated that his father James Misch will combine all of his parcels he just bought into one parcel.

Tom Mathis replied that Matt Misch still will not comply with the road frontage to do what he wants to do since each buildable lot has to have 250ft. and he is tired of seeing standards minimized.

Vince Urbano stated that we are not discussing who has split what. What we are discussing is what Mr. Matt Misch has brought before the board which is a rezone of 26.461 acres.

Bryan Overstreet stated that the frontage requirement is 250ft. but as long as they have 75% at the road which is 187.5 ft. they will fine.

Tom Mathis asked why create the 60ft lane down the middle of the lots and just do a 2-lot subdivision and ask for a variance in the frontage for the combined lot.

Attorney Sammons replied that they would be creating a land locked piece of property which they are trying to avoid.

Matt Misch replied that he would not have a problem with land locking that back property but the county would like for him to avoid doing so.

Tom Mathis stated that we have seen in the past where the county approves some lots to have 50ft. of frontage which opens up to many more lots. We need to meet the developmental standards of the zoning. He then stated that he wanted to enter the aerial of the area that shows when the spits were made to the board members.

Attorney Sammons stated that we will enter this information into the record that Mr. Mathis drew the boundary lines in since we do not have record of who actually provided this information to Mr. Mathis.

Vince Urbano made the motion to recommend approval for the rezoning from A1 to A2 to the Board of County Commissioners. Motion was seconded by Jim Martin and carried unanimously.

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Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Bryan Overstreet, Vice President