

A meeting of the Jasper County Plan Commission was held Monday, May 20, 2013 at 7:15 pm in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Sandra Putt, Vince Urbano, Jim Martin, Gerrit DeVries and Bryan Overstreet. Also present: Todd Sammons, Randle and Sammons, Administrative Attorney; Mary Scheurich, Director of Planning and Development; Kelli Standish, Secretary. Absent were: John Korniak, Todd Peterson, Justin Rodibaugh and Jim Walstra.

Meeting was called to order by Board President Sandra Putt. The first order of business was the call for approval of the April 2013 minutes.

Vince Urbano made the motion to approve the April 2013 minutes. Motion was seconded by Gerrit DeVries and carried unanimously.

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Rezone

Cause#PC-4-13

Applicant: Sean and DeAnne Yallaly

Location : Sec.19-29-5 – Hanging Grove Twp. – 20E. N. of St.Rd. 114 W-side

Use: Rezone A1 to A2

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Public hearing held pursuant to notice published April 6, 2013 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 Melissa Blankenship, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

DeAnne Yallaly was present and stated that she and her husband have purchased this property which is 3.045 acres to construct a home. They did not know the requirement to a build home in an A1 zoning district is 10 acres. They are requesting to rezone the property from A1 to A2 since the A2 zoning requirement is 2 acres. There was an existing home on the property that has been torn down for approximately 2 years ago. They plan on using the existing well, but will put in a new septic system.

Mary Scheurich presented aerials of the property that showed there was a homesite in 2005.

Vince Urbano stated that he was by the property and saw the notice of public hearing sign was posted on the property.

Sandra Putt asked if anyone present had any opposition to the application. There was none.

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

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Applicant: Matthew Mitchell and Thomas Mitchell

Location : Sec.3-30-7 – Union Twp. – 400N. W. of 800W. N-Side

Use: Rezone A1 to A2

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Public hearing held pursuant to notice published May 11, 2013 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 Marlene Taden, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

Matthew Mitchell was present and stated that he is requesting to rezone 2 acres from A1 to A2 so he can construct a home. In the A1 zoning district the code requires you to have 10 acres to construct a home, since he does not want 10 acres he is requesting the A2 zoning which only requires you to have 2 acres. He proposes to construct his home on the pasture area of the property. He will have a driveway that will run along the east side of his proposed property.

Vince Urbano stated that he was by the property and saw the public of notice hearing sign posted. He also said that the elevations seemed good.

Gerrit DeVries asked how much road frontage is required.

Mary Scheurich replied that the requirement for lot width in an A2 zoning district is 250ft. The code says that they can either have the 250ft. of road frontage along the road or at least 75% of the required lot width can be at the road and where the home will be constructed has to be 250ft wide.

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

Tony Nagel was present and asked what he was proposing to build.

Matthew Mitchell replied that he will be constructing a single family home for him to live in.

A woman from the audience asked how many homes would be built on this property.

Matthew Mitchell replied that he is not subdividing the property. He is requesting a rezone from A1 to A2 to construct one home on the proposed property.

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

Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Sandra Putt, President