

A meeting of the Jasper County Plan Commission was held Monday, April 22, 2013 at 7:15 pm in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Sandra Putt, John Korniak, Justin Rodibaugh, Vince Urbano, Todd Peterson, Jim Walstra, 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.

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

Jim Walstra made the motion to approve the January 2013 minutes. Motion was seconded by Todd Peterson and carried unanimously.

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Discussion for the May meeting date since the 4<sup>th</sup> Monday falls on a Holiday.

The Board members agreed to set the May's meeting date for May 20, 2013

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Rezone

Cause#PC-2-13

Applicant: David and Crystal Kellner & Lois Kellner

Location: 900W. S. of 400N. E-side – Sec.10-30-7 – Union Twp.

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.

Crystal Kellner was present and stated that they are proposing to rezone approximately 2 acres from Lois Kellner so they can construct a home on the property.

Bryan Overstreet asked if this used to be a home site at one time.

Crystal Kellner replied a long time ago there use to be a home located in this area. There is an existing foundation. The property is not tillable and is a grassy area. There is an existing driveway that leads back to the woods.

Gerrit DeVries asked if the property was low or if there was any mushy areas.

Crystal Kellner replied in the negative.

Vince Urbano also replied that the property is a good place to construct a home.

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

Tom Mathis asked if the public notice has been posted for the proposed application.

Kelli Standish replied affirmatively.

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

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Rezone

Cause#PC-3-13

Applicant: Shane and Heather Box – Lois Kellner  
Location : Sec.9-30-7 – Union Twp. – 400N. W. of 900W. S-side  
Use: Rezone A1 to A2

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Public hearing held pursuant to notice published April 13, 2013 & April 17, 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.

Heather Box was present and stated that they would like to rezone two acres from Lois Kellner farm. This is a separate parent tract from the previous applicants of David and Crystal Kellner's rezone request. They would like to construct a home on the proposed property. The property is currently farm ground. They had some trouble with the Rensselaer Republic Newspaper with their notice being published. She has a letter from them stating that it was the Newspaper's error that they did not get the ad ran by the deadline date, it was ran one day late. The ad that did run did not have the applicants name listed, so they ran it again a few days later with the applicants name's being listed. There is a ditch close by if they need to use it for drainage.

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

Tom Mathis asked if the notice of publication has been posted on the application site.

Heather Box replied affirmatively.

The Board members asked what the dimension of the property would be.

Heather Box replied the property will be approximately 250ft by 360ft. They know the property has to be at least 250ft. wide due to the County Code Book. They would like to keep their children in the Rensselaer School District. The north side of 400N. is Kankakee Valley School District and the South side of 400N. is Rensselaer Central School District. Her parents live to the East of the proposed site.

Jim Martin asked at what point is there a legal description done for the proposed property. Should the property be identified somehow when they ask for a rezone request?

Attorney Sammons replied reading the requirements for a rezone application it is the boundary lines and the dimension of the property, which Heather Box has stated. You don't want to pay for a survey to be done if the rezone does not get approved.

Heather Box replied that she has been in contact with a surveyor. They did not want to get the property surveyed and then find out that the rezone application would be denied. They will have a legal description of the property before the Board of County Commissioners meeting.

Vince Urbano stated that he understands why the applicants would not want to get the property surveyed before they apply for a rezone application.

Gerrit DeVries stated that how do we know what we are rezoning without a metes and bound legal description. There could be a problem with the width.

Mary Scheurich replied that Heather Box has provided you with the dimensions of the property. The frontage requirement is 250ft., they just figured what the depth would be to equal 2 acres.

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 John Korniak and carried unanimously.

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Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Sandra Putt, President