A meeting of the Jasper County Plan Commission was held Monday, March 16, 2020 at 7:00 pm in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Kent Korniak, Vince Urbano, Bryan Overstreet, Todd Peterson and Steve Jordan. Also present: William T. Sammons, Law Offices of William T. Sammons P.C., Mary Scheurich, Director of Planning and Development; Kelli Standish, Secretary. Absent was: Jim Walstra, Justin Rodibaugh, Jim Martin and Dave Webb.

Meeting was called to order by Board President Kent Korniak. The first order of business was the call for approval of the February 2020 minutes.

Vince Urbano made the motion to approve the February 2020 minutes. Motion was seconded by Bryan Overstreet and carried unanimously.

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Rezone

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<th>Cause#PC-5-20</th>
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<td><strong>Applicant:</strong> Dan Yager</td>
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<tr>
<td><strong>Landowner:</strong> Larry Fleming</td>
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<tr>
<td><strong>Location:</strong> Sec. 21-30-6 – Barkley Twp. – 170N. &amp; 350W. NW Corner</td>
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<td><strong>Use:</strong> Rezone A1 to A2</td>
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Public hearing held pursuant to notice published March 4, 2020 in the Rensselaer Republican, a newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners. All as shown by the affidavit of Charlene Malinowski, Clerk of the Rensselaer Republican.

Dan Yager was present and presented a letter signed by Larry Fleming since he is the landowner stating he is aware that Dan Yager is requesting a rezone of his property. Larry Fleming owns 13.56 acres and they are requesting to rezone that from A1 to A2. If the rezoning is approved then the next step is to apply for a 2-lot subdivision so he can construct a Post Frame Structure on approximately 3 or 4 acres.

Bryan Overstreet asked if he is proposing to construct a Post Frame Structure and not a residence on the proposed lot.

Dan Yager replied that it will be a Residential Post Frame Structure for his father so he can be close by.

Kent Korniak asked if anyone present had any opposition to the application. There was none.

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

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Rezone

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Applicant: REM Trust LLC  
Location: Sec.21-27-6 – Carpenter Twp. – Hwy 24 & 280W. NW Corner  
Use: Rezone A1 to I1 – Distribution Center

Public hearing held pursuant to notice published March 4, 2020 in the Rensselaer Republican, a newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners. All as shown by the affidavit of Charlene Malinowski, Clerk of the Rensselaer Republican.

Attorney Donald Shelmon representing the applicant. He presented the board with a drawing that shows a potential site of what they are proposing to do. REM Trust is owned by John Overbeck and Quinton Overbeck and they are requesting to rezone approximately 114 acres from A1 to I1. The owners were approached (confidentially) to consider selling their property so a proposed 250,000 sq.ft. facility could be erected. There is an existing home that has its own parcel that is not included in the proposed rezone. There is competition for the proposed property and the competition is located a half of a mile to the East of this which is in White County. There are some reasons they prefer to look at Jasper County to get away from some of the restrictions they have in White County. He feels this use consistent with what is already located in the area.

Bryan Overstreet asked if there is water and sewer from Remington coming to the proposed area.

Attorney Shelmon replied that utilities are available to be ran towards the proposed rezone. He also stated that Remington supports the proposed rezoning especially since Remington will be taking annexation to the proposed location soon.

Todd Peterson asked if Advanced Auto was on the Remington Town sewer and water.

Steve Eastridge was present and stated that he is with the Jasper County Economic Development Organization. He replied affirmatively that Advanced Auto is on Remington’s sewer and water.

Quentin Overbeck was present and stated that they have already petitioned for annexation for the proposed site.

Kent Korniak asked if anyone present had any opposition to the application.

Steve Eastridge stated that there is potential for a current project but one of the reasons the Jasper County Economic Development Organization is working with the Overbecks is because we have done a full design in hopes of bringing more development to the County. The Jasper County Economic Development Organization is supportive to the proposed rezoning.
Vince Urbano asked since the house is for sale would the applicant be interested in purchasing the house that is surrounded by the proposed rezone so there would not be a residence there.

Quentin Overbeck replied that they have not reached out to them yet.

Attorney Sammons stated that the Notice of Public Hearing that was in the Rensselaer Republican has some wrong information at the beginning of the notice but then does have the correct information as well. The notice mentioned “variance” instead of “rezone” but again the notice became correct as you read on down it. The correct notice was given to the newspaper they just must have copied and pasted some other notice to it as well. He asked Attorney Shelmon do you think that still substantially complies with the notice require and are comfortable moving forward?

Attorney Shelmon replied affirmatively and feels that it put notice about the application and if anyone had any concerns they would be present.

Todd Peterson made the motion to recommend approval of the rezoning from A1 to I1 to the Board of County Commissioners. Motion was seconded by Bryan Overstreet and carried unanimously.

Cause#PC-7-20

Applicant: Amendment to the UDO
Use: Chapter 20.120 Fees and forms

Public hearing held pursuant to notice published March 4, 2020 in the Rensselaer Republican, a newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners. All as shown by the affidavit of Charlene Malinowski, Clerk of the Rensselaer Republican.

Kent Korniak stated that even though we do not have a full board tonight he feels it is important to move forward with the proposed Fee’s and Form’s that Mary Scheurich has presented us with.

Mary Scheurich stated that she has checked with the surrounding counties to compare our filing fees with theirs and feels the amounts she has come up with are reasonable. She had a couple board members reach out to her stating that they felt the proposed fees were reasonable as well.

Kent Korniak asked if anyone present had any opposition to the application. There was none.

Steve Jordan made the motion to recommend approval of the proposed application fee’s to the Board of County Commissioners. Motion was seconded by Todd Peterson and carried unanimously.
Kent Korniak asked if Vince Urbano has any more information about as builts or having applicants having a survey done for their property.

Vince Urbano replied that he is in favor of the as builts as he has brought it up in the past. He feels it would be nice if some of the Board of Zoning Appeals members were present as well so we could get their input as well.

Mary Scheurich replied that she feels everyone is in favor of that but she does feel that a discussion need to take place to set some guidelines.

Kent Korniak asked he knows everyone is busy but is this something were a committee should be formed for them to discuss? Or do we just want some of the Board of Zoning Appeals to be present and discuss this before our meetings. We can put this on the April agenda assuming we will have a meeting.

Mary Scheurich replied that she brought up the April meeting during the Department Head meeting today and they said to play it by ear since we have until March 31st. Since we don’t know what will happen day to day.

Discussion Comprehensive Plan:

Bryan Overstreet stated that he and Mary Scheurich have been working with the Commissioners and they now have a contract with Purdue’s Economic Development Office to go over our Comprehensive Plan. They are trying to get a core group together to update the Comprehensive Plan.

Mary Scheurich stated that on April 1st there will be a teleconference to get the ball rolling and then there will be interest groups meeting over the summer.

Public Comment:  There was none.

Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Kent Korniak, President