

A meeting of the Jasper County Plan Commission was held Monday, September 19, 2022 at 7:00 pm. in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Dave Webb, Bryan Overstreet, Jim Walstra, Jim Martin, Steve Jordan, Justin Rodibaugh and Kent Korniak. Also present: William T. Sammons, Law Offices of William T. Sammons P.C., Mary Scheurich, Director of Planning and Development and Kelli Standish, Secretary. Absent was: Todd Peterson and Vince Urbano.

Meeting was called to order by Board President Kent Korniak. The Pledge of Allegiance was recited. The first order of business was the call for approval of the July 2022 minutes.

Jim Walstra made the motion to approve the July 2022 minutes. Motion was seconded by Dave Webb and carried unanimously.

Rezone	Cause#PC-11-22
Subdivision	Cause#PC-12-22

Applicant: Fay Gish Hill
Location: Sec.24-28-6 – Milroy Twp. – 30W. & 1050S. NE Corner
Use: Rezone A1 to A2 and Primary approval for a 2-lot sub'd.

Public hearing held pursuant to notice published September 1, 2022 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 Janet Echlin, Clerk of the Rensselaer Republican.

Kevin Sayers with Turning Point Surveying is representing the applicant. The applicant is requesting to rezone 4 acres with an existing home from A1 to A2. If the rezone is approved they are then asking for Primary approval for a 2-lot subdivision. Lot 1 will have 2 acres with the existing home and lot 2 will have 2 acres and is vacant. On the East end of the proposed lot 2 the property is a little bit lower but he has not done elevations yet. The rest of the lot would be buildable.

Kent Korniak asked if anyone present had any opposition to either of the applications. There was none.

Dave Webb stated that he had a concern about possible drainage issues on the property but Mr. Sayers answered his concern.

Dave Webb made the motion to recommend approval of the rezoning from A1 to A2 to the Board of County Commissioners. Motion was seconded by Justin Rodibaugh and carried with a vote of 6 members in favor and Steve Jordan abstained since he wasn't present during the presentation.

Jim Waslstra made the motion to grant primary approval for the 2-lot subdivision subject to the rezone being approved. Motion was seconded by Jim Martin and carried with a vote of 6 members in favor and Steve Jordan abstained since he wasn't present

during the presentation.

Kent Korniak stated that the board members need to go over the Findings of Facts in Article 9, Subdivision of Land (Primary Approval) 20.90.150 (7)(b)(i) through (iv) before a final decision can be made. He then read the factors.

(i). The subdivision of land is consistent with the Jasper county Comprehensive Plan.

(ii). The subdivision of land satisfies the development requirements of Chapter 20.60 JCC, Subdivision Standards.

(iii). The subdivision of land satisfies the standards of Chapter 20.70 JCC, Design Standards.

(iv). The subdivision of land satisfies any other applicable provisions of the Unified Development Code.

The Board members were all in favor of the Findings of Facts.

Rezone

Cause#PC-13-22

Applicant: William & Claudia Postma

Location: Sec.9-31-6 – Walker Twp. – 300W. S. of 1000N. W-side

Use: Rezone A1 to A2

Public hearing held pursuant to notice published September 1, 2022 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 Janet Echlin, Clerk of the Rensselaer Republican.

Kevin Sayers with Turning Point Surveying is representing the applicant. The applicants own 160 acres and they are asking to rezone approximately 3.43 acres from A1 to A2 to then construct a home on the property. The proposed 3.43 wooded acres was excluded in the lease for the Solar Farms that were approved.

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

Bryan Overstreet stated that there are several existing homes in the area.

Bryan Overstreet 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.

Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

Kent Korniak, President