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Huntingburg Advisory Plan Commission

Minutes of the Regular Meeting

Monday, August 25, 2025, at 5:30 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Monday, August 25, 2025, and was opened at 5:30 p.m. with the Pledge of Allegiance in the Council Chambers at the Huntingburg City Hall. Plan Commission Members present included: Rachel Steckler, Sandra Kays, Matt Julian, Glen Kissling and Primo Nino. Others present included: Planning Director Paul Lake, Phil Buehler, Cole Henke and Mayor Neil Elkins.

The minutes of the Plan Commission's June 23, 2025, meeting were reviewed and a motion to approve them was made by Primo Nino. Second by Sandra Kays. Minutes from the June 23, 2025, Plan Commission Meeting were approved.

Paul introduced **Petition # 2025 – 03 (RZ)** from CHRK Rentals, LLC. The request is a request to rezone 2-lots containing a total of approximately .272-acres from R-1 (Low Density Residential) to R-2 (Moderate Density Residential) to allow for the development of 2, 2-unit duplexes (totaling 4 residences). Paul confirmed that the required Notice of Public Hearing was published and the mailing to Interested Parties has been confirmed. The 2-lots lie at the northeast corner of the intersection of 8th and Van Buren Streets. The plan Commission opened the **Public Hearing at 5:31 pm.** Phil Buehler summarized the project. He also noted that should the rezoning be granted tonight, that the development would need to go before the Board of Zoning Appeals for variances related to lot size, lot width (on 8th Street), maximum impervious allowed and for a front yard setback of 17-feet on the Van Buren Side. He noted that even with the 17-foot setback on Van Buren that the vision triangle is not impeded at the intersection of 8th & Van Buren Street. Concrete Parking pads will be provided in the rear of each duplex and be accessible from the alley. The mayor commented on the impervious surface and a follow up question was raised by Sandra Kays. Water from the side will be directed to the storm sewer which then discharges into a ditch to the south. There being no further remonstrators, the **Public Hearing was closed at 5:44 pm.** A motion to approve the rezoning

request was made by Glen Kissling and seconded by Primo Nino. The 2-lots were rezoned from R-1 to R-2 (5-Ayes, 0 Nays).

Paul indicated that there were no new petitions before the Plan Commission for its September 22, 2025. Glen Kissling made a motion to cancel the September 22, 2025, Plan Commission Meeting. Matt Julian seconded the motion. The Plan Commission's September 22, 2025, meeting is cancelled.

A motion to adjourn the meeting was made by Glen Kissling and seconded by Sandra Kays. The August 25, 2025, Plan Commission meeting was adjourned at 5:46 pm.

Submitted by: Sandra Kays

Secretary

Approved by: Rachel Stickle Date: 12/22/2025
President