

Huntingburg Advisory Plan Commission

Minutes of the Regular Meeting

Monday, February 27, 2023, at 5:30 P.M. Local Time

The Huntingburg Plan Commission met in regular session on Monday, February 27, 2023, at 5:30 p.m. in the Council Chambers at the Huntingburg City Hall. Plan Commission Members present included: Rachel Steckler, Sandra Kays, Todd Humbert, Matt Julian, Glen Kissling and Dennis Whitsitt. Other(s) present included: Planning Director Paul Lake; Dustin Schmeet (petitioner); Phil Buehler (petitioner's surveyor); and Phil Schneider (city attorney).

Minutes from the May 23, 2022, Plan Commission meeting were reviewed and a motion to approve them was made by Glen Kissling and seconded by Matt Julian. The May 23, 2022, minutes were approved.

Phil Schneider summarized the Order of the Huntingburg Plan Commission regarding the Industrial Park-West Economic Development Area. The Order is related to a potential TIF Bond for OFS. The bond proceeds will be used to partially fund the acquisition and installation of a new piece of manufacturing equipment. Phil presented a report from the Huntingburg Economic Development Commission, which met earlier today, concerning its desire to move forward with the TIF bond for the project. The Order before the Plan Commission tonight is to confirm that the project is consistent with the City of Huntingburg's Comprehensive Plan and the zoning for the property in question. Paul indicated to the Commission that the property at 4600 South 400 W is recommended for Industrial development and operations. Additionally, the property is zoned I-2 (Heavy Industrial). Following a short discussion, a motion to approve the Order was made by Glen Kissling and seconded by Dennis Whitsitt. The order was approved with Sandra Kays abstaining on the vote.

Paul introduced **Petition # 2022 – 03 (Minor Subdivision)** for property located at 3606 West 750 South. The Petitioner Dustin Schmett wishes to subdivide an existing parcel of approximately 16.64-acres into two lots: A new lot of 2.177-acres so that the petitioner may develop a welding shop; and the original lot containing the approximate 14.461 existing acres. The property is zoned Ag (Agricultural) and would allow for the welding shop to be built. Tonight's meeting constitutes a public hearing and Paul confirms that the required proof of mailing to Interested Parties and publication of the Not of Public Hearing are in the file. The public hearing was opened at 5:47 pm. Dustin Schmett indicated he planned on building a 40-foot x 100-foot structure as far south on the new parcel as possible. He would also comply with all setbacks from property lines and the road. There being no other remonstrators, the public hearing was closed at 5:49 pm. A motion to approve the Minor Subdivision (# 2022 – 03) was made by Matt Julian and seconded by Todd Humbert. The Minor Subdivision was approved 6-Ayes, 0-Nays (with 2 members absent).

Paul introduced **Petition # 2022 – 01 (RZ)** for a parcel located at approximately 906 East 7th Street. The petitioner, Henke Properties, LLC (Brian & Dee Ann Henke) & Cole Henke, wish to rezone the westernmost 50-foot x 125-foot parcel from R-1 (Low Density Residential) to R-2 (Moderate Density Residential). The rezoning is being requested to allow for the development of a 2-story duplex on the vacant lot. Paul indicated that tonight's meeting is a public hearing on the rezoning request. Proof of mailing to Interested Parties and proof of publication of the Notice of Public Hearing are in the file. The public hearing was opened at 5:59 pm. John Taylor indicated that he was opposed to the rezoning due to the increased traffic the duplex would generate. He also indicated that he wanted no more rental properties in the area. Others in attendance who opposed the rezoning included: Tammara Sorrels, Lowell Lane and Guy Kissel. They are concerned about the

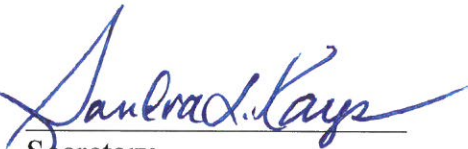
potential increases in traffic, the lack of maintenance of other rental properties in the area, stormwater drainage concerns along 6th street and Shelby Street, blowing trash from the apartment complex located on Shelby Street and 'Rif-Raf'. Cole Henke indicated that the proposed duplex will be almost identical to one he recently developed in Ferdinand. It will have an off the road parking apron located in front of the two-units, a partial brick exterior and be well maintained. Cole also indicated that all gutters, etc. will be tied into the stormwater system. The public hearing was closed at 6:15 pm. A motion to approve the rezoning request (from R-1 to R-2) was made by Sandra Kays and seconded by Todd Humbert. Petition # 2022- 01 (RZ) was approved: 6-Ayes, 0-Nays (with 2 members absent).

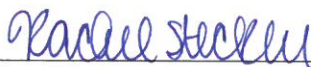
Paul indicated that the Commission needed to hold elections this evening. These would be for the remainder of 2023 up to the first meeting in 2024 at which elections are held. Matt Julian made a motion that the current officers: President (Rachel Steckler), Vice-President (Tyson Bredemeier) and Secretary (Sandra Kays) be kept for 2023. Following a short discussion, Glen Kissling seconded the motion. Officers this year will be:

- President (Rachel Steckler)
- Vice-President (Tyson Bredemeier)
- Secretary (Sandra Kays)

Paul also indicated that the Plan Commission needed to make its appointment to the Huntingburg Board of Zoning Appeals (BZA). It must be one of the two county appointments to the Plan Commission. In 2022 it was Primo Nino. Glen Kissling made a motion that Primo Nino be appointed to the BZA for this term. Sandy Kays seconded the motion. Primo Nino will be the Commission's BZA appointment.

There being no further business to come before the Commission, Glen Kissling made a motion to adjourn the February 27, 2023, Plan Commission Meeting. Seconded by Matt Julian. The Meeting was adjourned at 6:30 pm.

Submitted by: 
Secretary

Approved by:  Date: 3/27/2023
President