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LORI L. AUSTIN
WHITE COUNTY RECORDER

APC MEETING – July 13, 2020

The White County Area Plan Commission met Monday, July 13, 2020, at 6:00 p.m. in the Commissioners' Meeting Room, Second Floor, County Building, Monticello, Indiana.

Board Members Present: Charles Anderson, James Annis, Abbey Gross, Ralph Hasser, Sid Holderly, Richard Lynn, Doug Pepple, Stacy Selagy, Denny Sterrett & Brad Ward. Absent members were: Mike Smolek

Planning Department Representatives: Joseph W. Rogers, Executive Director & Tina M. Tiede, APC Secretary. Makenzie Martin (Attorney) was absent.

Registered visitors were: *See attached*. The meeting was called to order by APC President, Charlie Anderson.

Approval of The Minutes: There was a motion by Board Member Abbey Gross and a second by Board Member James Annis to approve the meeting minutes of the 03/09/2020 APC Regular Meeting Minutes. Approved unanimously, so moved.

REZONES: None

SUBDIVISIONS:

- 1) **#346 – Applicant: Dennie W Mason-Owner: Scott D Clifford – Clifford Subdivision;** Parcel ID: #91-82-24-000-000.700-003; Tax ID: #002-07980-00; NE NE; 24-28-2; 5.00; Cass Township; 14808 E SR 16, Royal Center; White County, Indiana. A proposed 2-Lot Minor Subdivision, for the purpose of dividing the property is to provide for a second building lot.

The applicant submitted a primary plat on 05/22/2020. The Tech Review committee did not meet in person but considered the plat and packet electronically. Tech Review comments were funneled to Director Rogers who prepared a Committee Review Report for the applicant. Most changes requested by the Tech Review Committee have been accommodated in the plat dated 06/16/20 and which is submitted to the Board for its review and consideration. However, the Staff is requesting that the Commission require specific plat changes be made before a final plat can receive approval.

The subdivision meets the requirements listed in Appendix A: Subdivision Bulk Use Standards, of the White County Indiana Subdivision Control Ordinance with the exception of the proposed rear setback; therefore, the applicant is requesting a waiver from the rear setback requirement (see Exhibit A). This request complies with Statutory allowances for waivers as it meets or exceeds the setback

requirement of Appendix B of the White County Indiana Zoning Control Ordinance. The waiver must be acted upon before action is taken on the preliminary plat approval requests. The Commission's decision will take place via written ballot.

Being there were no further questions, President Anderson directed a vote be taken. Ballots were passed out, executed and then tallied by President Anderson. The waiver was approved by a vote of 10-0.

Dennie Mason was in person to represent the minor subdivision request. Board Member, Denny Sterrett as what was located on the back side of the subject parcels. Dennie Mason replied it is wooded ground. Board member, Abbey Gross, made a motion to vote on the waiver, with a second from Board Member, Jim Annis. Being there were no further questions, President Anderson directed a vote be taken. Ballots were passed out, executed and then tallied by President Anderson. The Board voted to approve the waiver request with a vote of 10-0 in favor.

Director Joseph Rogers read the Tech Review Meeting Minutes into the record (see file). These meeting minutes were issued to Dennie W. Mason on June 8, 2020. Following this letter, the survey was revised and there were still some issues indicated. The survey was revised a second and third time when the applicants hit the filing deadline date. In order to be scheduled for the July APC meeting, the survey was accepted as presented. However, the document is still not entirely correct. A formal Conditions document was generated by the office for consideration by the Board (see Exhibit B). Executive Director, Joseph Rogers read the Conditions document for the Board. The Area Plan office recommended that the Board consider plat approval, with the written conditions attached. Prior to any final plat approval, the conditions must be met. Board Member Ralph Hasser recommended accepting the conditions as recommended by Director, Joe Rogers. Board Member Brad Ward made a motion to accept the conditions as written, with a second from Board Member Abbey Gross. All in favor by show of hands, motion carries.

The Board voted to approve the preliminary plat by a tally of 10-0. The Commission ordered that the final plat cannot be approved until the Staff have confirmed all changes summarized in the Conditions Exhibit were met. Applicant, Dennie W. Mason, was instructed to take the preliminary plat to the Surveyor to have the necessary changes made. Director Rogers advised Mr. Mason that if he had any questions on the conditions, to stop in the office and he would explain the requirements in detail. Final plat approval will be granted upon presentation to the Staff of an appropriate final plat.

AMENDMENTS: None

BUSINESS:

1. Housing Synopsis – The White County Area Plan Commission Housing Subcommittee was authorized by the White County Area Plan Commission on May 13, 2019. The Committee first met on August 8, 2019 and targeted to meet once a month. The Committee held 5 Court House meetings and reached out in other community forums such as City/Town public meetings. We also communicated multiple times via e-mail to keep our research and analysis moving forward. Due to


the pandemic, meetings came to a halt and the report was finalized. All of this activity culminated in the generation of this Housing Study Synopsis.

Director Joe Rogers presented the Synopsis to the Board with the task of deciding where to go with it next. The Board was presented with options for moving forward with the official Synopsis. Options include: (1) Have the Sub-Committee reconvene and gather more data; (2) Accept the report as is and manage the recommendations; (3) Reject the report entirely & (4) Attach it as part of the Comprehensive Plan or make it supplemental to the Comprehensive Plan. Director Joe Rogers highlighted the recommendations made in the report. Director Rogers advised the Board that they would need to decide whether or not to present the report to the legislative bodies as an amendment to the Comprehensive Plan or as a piece of supplemental material. Also, he did advise the Board that it may be appropriate to create a task force to deal specifically with the recommendations of the Committee.

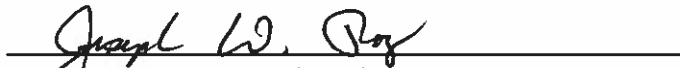
After some discussion, Board Member Doug Pepple requested additional time to study the report. The Board voted to table the Report until the August APC meeting, in order to give Board Members time for review.

There being no further business, Commission Member, Abbey Gross made a motion to adjourn the meeting, with a second from Commission Member, Denny Sterrett. The meeting adjourned at 6:30 p.m.

Respectfully submitted,



Tina M. Tiede, APC Secretary
White County Area Plan Commission



Joseph Rogers, Executive Director
White County Area Plan Commission

Document Prepared By: White County Area Plan Board Secretary, Tina M. Tiede "I, Tina M. Tiede, AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

WHITE COUNTY AREA PLAN COMMISSION

PUBLIC NOTICE OF REGULAR SESSION

July 13, 2020 – 6:00 p.m.
2nd Floor Conference Room, White County Building
110 N Main St., Monticello, IN 47960

The White County Area Plan Commission will meet in Regular Session pursuant to Indiana's Open Meetings Law, I.C. 5-3-1-2 (b):

APPROVAL OF THE MINUTES: Approve the 03/09/20 regular APC meeting minutes.

REZONINGS: None

SUBDIVISIONS:

- 2) **#346 – Applicant: Dennie W Mason-Owner: Scott D Clifford – Clifford Subdivision; Parcel ID: #91-82-24-000-000.700-003; Tax ID: #002-07980-00; NE NE; 24-28-2; 5.00; Cass Township; 14808 E SR 16, Royal Center; White County, Indiana. A proposed 2-Lot Minor Subdivision, for the purpose of dividing the property to allow for the addition of a dwelling.**

AMENDMENTS: None

BUSINESS

1. Housing Synopsis

Individuals requiring reasonable accommodations for participation in this event should contact the White County Title VI Coordinator a minimum of 48-hotjlkjurs prior to the meeting at: 574-583-4585; Leah Hull, Title VI Coordinator

WHITE COUNTY BUILDING & PLANNING DEPT.
2020 APC MEETING SIGN IN/OUT

Date: 07/13/2020 - 6:00 p.m. Meeting Time

Scheduled Security Officer: Ryan Brown

Printed Name	Purpose	Time In	Time Out	Signature	Phone #
Charles Anderson	APC	5:44	6:35	[Signature]	
James Annis	APC	5:55	6:35	[Signature]	
Makenzie Martin	APC				
Abbey Gross	APC	5:50	6:31	[Signature]	
Ralph Hasser	APC	5:48	6:31	[Signature]	
Sid Holderly	APC	5:49	6:39	[Signature]	
Richard Lynn	APC	5:27	6:30	[Signature]	
Doug Pepple	APC	5:55	6:32	[Signature]	
Joseph Rogers	APC				
Stacy Selagy	APC	5:39	6:35	[Signature]	
Michael Smolek	APC				
Dennis Sterrett	APC	5:47	6:30	[Signature]	
Tina Tiede	APC	5:15pm	6:40	[Signature]	
Brad Ward	APC	5:50	6:30	[Signature]	
Ryan Brown	APC	5:30	6:18p	[Signature]	574-297-1449
George Moore	APC	5:30	6:18p	[Signature]	
Will Pen	APC	5:52	6:30p	[Signature]	369-922-4114



White County Building & Planning

110 N Main St. PO Box 851 Monticello, IN 47960

Phone: (574)583-7355 Fax: (574)583-4624

www.whitecountyindiana.us

FINDINGS OF FACT

FILE #	Minor Subdivision #346; Clifford Subdivision
APPLICANT	Dennie W. Mason; Owner: Scott Clifford
IDENTIFICATION	Parcel ID: #91-82-24-000-000.700-003; (Tax ID: #002-07980-00)
LOCATION	14808 E St Rd 16 Royal Center, In 46978
REQUEST(S)	New Two (2) Lot Minor Subdivision
PURPOSE	The applicant wishes to subdivide the property into two lots to be used for residential purposes
HEARING DATE	July 13, 2020

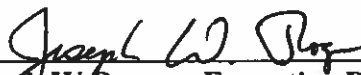
The Area Plan Commission (hereinafter referred to as "Board") of White County, Indiana, at a public meeting, properly advertised pursuant to IC 5-3-1-2 and IC 5-3-1-4, having heard testimony and reviewed evidence related to the following request(s), does now enter the following Findings of Fact:

- 1) A minor subdivision is provided for by Chapter 4 of the White County Indiana Subdivision Control Ordinance;
- 2) Legal Description: NE NE; 24-28-2; 5.069; Cass Township, White County, Indiana (see file #346 for full legal description);
- 3) The proposed subdivision creates two (2) lots, Lot #1, Lot #2;
- 4) The property is located in an A-1, General Agriculture District;
- 5) A Minor subdivision is a permitted use in an L-1 District;
- 6) The property is located just south of the intersection of Lake Road 24W along at the east side of West Shafer Dr., in a geographic area primarily dedicated to year-round residential purposes;
- 7) The parcel is currently used for a single-family dwelling unit;
- 8) The applicant submitted a primary subdivision plat dated 05/22/2020;
- 9) Director Rogers read into the record the Tech Review Committee report;
- 10) The subdivision meets the developmental standards listed in Appendix A: Subdivision Bulk Use Standards, with the exception of the proposed rear setback; therefore, a waiver request was submitted to the Board to reduce the rear setback requirement from 50' to 20' (see Exhibit A, attached);
- 11) The Board voted to approve the waiver request as provided for in Exhibit A (10-0 in favor);

- 12) Executive Director Rogers advised the board that the plat submitted 6/16/20 incorporated most of the changes which had been requested by the Tech Review Committee, but not all;
- 13) The staff recommended that primary plat approval be based on the conditions provided to the Board and identified as Exhibit B (attached);
- 14) The Board voted to attach the conditions as provided in Exhibit B to their decision (10-0 in favor);
- 15) Proper notice of the proposed subdivision amendment request was given by mail to adjoining property owners;
- 16) The proposed subdivision request was advertised in the paper as required by IC 5-3-1-2 and IC 5-3-1-4;
- 17) No citizens provided feedback to the subdivision request prior to the hearing and no community feedback was provided during the public hearing;
- 18) The Board finds that the proposed subdivision meets the standards of the White County Indiana Subdivision Control Ordinance;
- 19) The Board voted to approve the primary plat of the proposed subdivision request subject to the condition as stated in Exhibit B.

For all the foregoing reasons, the Board gave primary plat APPROVAL of the subdivision plat identified as Clifford Subdivision, and it was so ordered, July 13, 2020.

Submitted By:



Joseph W Rogers, Executive Director
White County Area Plan



Tina M Tiede, Secretary
Area Plan Commission

EXHIBIT A



White County Building & Planning

110 N Main St. PO Box 851 Monticello, IN 47960

Phone: (574)583-7355 Fax: (574)583-4624

www.whitecountyindiana.us

June 17, 2020

To: White County Area Plan Commission

From: Joseph Rogers

Subject: Setback Waiver Request

The applicant for Clifford Subdivision is requesting a waiver from the rear setback requirement for a principal structure of the Subdivision Ordinance. The setback requirement provided in Appendix A of the White County Indiana Subdivision Control Ordinance is 50'. The applicant request to reduce the 50' setback requirement to 20'. Twenty feet is the rear setback requirement provided for in Appendix A of the White County Indiana Zoning Control Ordinance. This waiver request must be voted on prior to consideration of the proposed plat. This vote will be by ballot.

The Staff certifies that this request is in compliance with both State Code and the White County Indiana Subdivision Control Ordinance. It is at the Commission's discretion whether or not to grant this request.

Sincerely,

Joseph W. Rogers
Executive Director
White County Area Plan

EXHIBIT B

WHITE COUNTY AREA PLAN COMMISSION

Joseph Rogers
Executive Director

P.O. Box 851
Monticello, IN 47960

Phone: 574/583-7355
Fax: 574/583-1593

**White County Area Plan Commission
Subdivision Petition #346
Clifford Subdivision
Conditions**

As provided for under IC 36-7-4-1015, Subdivision Petition #345 approval by the White County Area Plan Commission is granted based on the following condition:

Subdivision Petition #346, to be known as Clifford Subdivision, is approved with the following conditions attached by the White County Area Plan Commission:

Section 1

Primary plat approval of the subdivision to be known as Clifford Subdivision is hereby granted based on the applicant complying with the following plat modifications. Plat cannot be granted final approval until such modifications are satisfactorily presented in plat form to the Area Plan Executive Director:


:

- 1) Include the name and address of the owner and the subdivider, listed individually;
- 2) Correct boundary survey Record Number;
- 3) Incorporate dimensional call-outs for all current improvements to each north, south, east and west property lines and right-of-way line;
- 4) Correct spelling error in "Thoery of Location" to "Theory of Locations"; and,
- 5) Modify the Deed of Dedication language to account for newly passed IC 32-21-2-3.

Certified on behalf of the White County Area Plan Commission by:



Joseph W. Rogers, Executive Director
White County Area Plan Commission



July 13, 2020

This Condition document was prepared by White County Area Plan Executive Director Joseph W. Rogers on behalf of the White County Area Plan Commission.