

**Minutes of the Meeting of the
DeMotte Planning Commission
January 9, 2018**

In attendance were: Jody Melton, Alana Bauman, Peggy Michelin, Rick Herma, Julie Davidson, John DeKock, Steve Warren, and Town Manager John Dyke.

The meeting was called to order at 7:06 p.m.

The minutes from the November 14, 2017 meeting were read and approved as amended. Motion was made by Peggy Michelin and seconded by Steve Warren. Motion passed with an 6-0 vote.

Attorney Mark VanDermolen represented Anne VanKeppel regarding a re-zone request for her 4.6 acre parcel located on North Halleck St. Attorney VanDermolen said the parcel of land would not be conducive to develop as residential. One parcel to the south is zoned B-2 so the 4.6 acres would be consistent with zoning. Attorney VanDermolen said there is natural screening in place so it would not be injurious to any adjoining neighbors.

Town Manager John Dyke introduced a packet that includes a Town of DeMotte proposed master plan with language highlighted regarding the business district growing along US 231 and SR 10.

The hearing was opened to the public.

Tom Carroll, 205 N Washington St. Hebron, the Vice President of NITCO Phone Company said that development was very important, he felt the property should be zoned for development.

Dan Preston, 407 Pheasant Run, Rensselaer, the interim President of Jasper County Economic Development Organization, said a letter was sent from JCEDO in support of the zoning change.

Leda Fedor, 1025 N Halleck St, said she was opposed to the rezoning. Ms. Fedor said the natural screening Attorney VanDermolen was referring to were evergreens that are on their property. She said the area is quiet, doesn't have much traffic, and would like to see it stay that way until the homes are gone.

Gene Fedor, 1026 N Halleck St, wanted to know what kind of business would be going in. Jody Melton responded that this was for zoning only and the owner didn't have to divulge that information.

Rosemary Tucker, 102 9th Ave. NW said she was concerned about the traffic that would come with businesses.

Rick Owens, 901 N Halleck, said he has a blueberry farm next to the property and was concerned about the traffic.

Steve Warren asked about the parcel being located in the flood plain, Town Manager John Dyke responded it was not.

The hearing was closed to the public.

Peggy Michelin asked if a new business would have to comply with the DeMotte architectural design, Jody Melton replied that it would.

Jody Melton explained that the Plan Commission makes the recommendation for zoning to the Town Council and the Town Council makes the final decision. John DeKock made a motion to make a favorable recommendation to the Town Council for rezoning and was seconded by Rick Herma. Motion carried with a 6-0 vote.

Town Manager John Dyke brought up items to review for the Town code. John said he had contacted Rensselaer, Valparaiso, and Cedar Lake to see what their limitation was on the number and type of animals permitted in each zone.

John DeKock said he would like to see an agriculture requirement to avoid problems with complaints coming to the BZA. Adopting a 5acre minimum was discussed and will be continued at the next meeting.

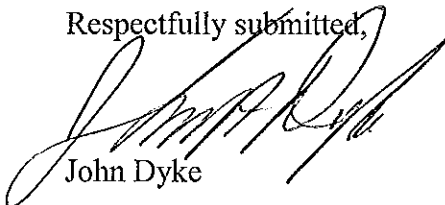
The next item discussed was a time limitation for Primary approval of sub-divisions. Peterson's #7 was approved but never developed and extensions were approved until 2020. It was suggested that only 2-year extensions be granted in the future.

The next item discussed was setbacks for cell towers. John said a citizen suggested the height of the tower plus 100' from lot lines to protect the surrounding properties.

Town Manager John Dyke said Daryl Knip the Town Engineer would like to hold TAC meetings for all Commercial work. John said by ordinance fees are tied into TAC meetings which are \$500, a second meeting if needed would be \$300. Jody said he would like to eliminate fees for buildings and add into permit fees.

Steve Warren motioned to adjourn at 8:30 p.m. Peggy Michelin seconded. Motion passed with a 6-0 vote.

Respectfully submitted,



John Dyke