



# Dearborn County Plan Commission

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[www.dearborncounty.org/planning](http://www.dearborncounty.org/planning)

## PLAN COMMISSION AGENDA

**Monday, August 29<sup>th</sup>, 2022**

**7:00 P.M.**

**\*Location:** *Henry Dearborn Meeting Room; Dearborn County Government Center*

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. ACTION ON MINUTES**

**D. OLD BUSINESS – NONE TO BE RE-OPENED**

**E. NEW BUSINESS – NONE**

**F. ADMINISTRATIVE**

- Review and discuss proposed ordinance amendments and updates to the Dearborn County Zoning Ordinance, specifically with respect to the draft Zoning Map alternatives and the draft text(s) of: *Articles 9 and 10, regarding Agricultural and Residential Zoning Districts; Article 25, regarding General Standards; Article 27, regarding Definitions*

## DEARBORN COUNTY PLAN COMMISSION MEETING

August 29, 2022

7:00 PM

**Andrew Baudendistel's reading of the Voluntary Title VI Public Involvement Survey** - *As a recipient of federal funds, and in support of Dearborn County's efforts to ensure nondiscrimination and equal access to all citizens, the County gathers statistical data regarding participants in county activities. Therefore, we have provided a Voluntary Title VI public Involvement Survey at this meeting. You are not required to complete this survey. However, the form is anonymous and will be used solely for the purpose of monitoring our compliance with Title VI and ADA*

### A. PLEDGE OF ALLEGIANCE

### B. ROLL CALL

#### MEMBERS PRESENT:

Dennis Kraus Jr—President

Mark Lehmann—Vice President

Jake Hoog

Jim Thatcher

Eric Lang

Joe Vogel

Dan Lansing

Nicole Daily – Zoning Administrator

Andrew Baudendistel - Attorney

#### MEMBERS ABSENT—

Jeff Hermes

Russell Beiersdorfer

### C. ACTION ON MINUTES—May 24, 2021; March 28, 2022; April 25, 2022

**Mr. Lehmann made a motion to approve the meeting minutes from May 24, 2021 as written. Mr. Lang seconded the motion. All in favor. None opposed. Motion carries.**

**Mr. Lang made a motion to approve the meeting minutes from March 28, 2022 as written. Mr. Lehmann seconded the motion. All in favor. None opposed. Motion carries.**

**Mr. Lehmann made a motion to approve the meeting minutes from April 25, 2022 as written. Mr. Lang seconded the motion. All in favor. None opposed. Motion carries.**

**D. OLD BUSINESS – NONE**

**E. NEW BUSINESS – NONE**

**F. ADMINISTRATIVE**

**To review and discuss proposed ordinance amendments and updates to the Dearborn County Zoning Ordinance, specifically with respect to the test(s) or: Articles 9 and 10, regarding Agricultural and Residential Zoning Districts; Article 25, regarding General Standards; Article 27, regarding Definitions. Will not be discussing anything pertaining to the animal portion of the zone ordinance proposed changes.**

Ms. Nicole Daily started with discussing minor changes needed for each zoning district one by one of permitted/conditional uses and standards. General overview, asking board any necessary changes and their opinion. Need to change some of the wording to match the definition of on duplexes being attached opposed to being separated in agricultural zoned districts.

Mr. Eric Lang asked about water and sewer in R1, R2, and R3 will have to be a requirement. Can't be residential without sewer and water.

Ms. Daily stated that was correct.

Ms. Nicole Daily asked the Board their ideas or preferences for churches are permissible use in only agriculture districts and commercial districts, but conditional uses within residential district.

Mr. Mark Lehmann high density or low density with a church, then you would have to say no in any area except agricultural or business district.

Mr. Denny Kraus asked board if anyone member was opposed to have a church in R1.

Mr. Mark Lehmann some churches once they get up and running can get to a big size, do they even need to be in residential area.

Mr. Denny Kraus, we can leave it in there and go with a conditional use it will be ok.

Ms. Nicole Daily stated that was all the information she had for this meeting as that sets up the text for the districts and we can move onto the next topic at the next meeting. She asked if the Board would like to keep the next meeting strictly to keeping of animals or do we want to begin on the map if we have time.

Mr. Denny Kraus stated he thinks we should look at proposed development standards, if we don't have time to look at the maps we don't have to.

Mr. Mark Lehmann asked what is the appropriate process to review the maps so we aren't getting anywhere if we talk about everyone's individual property. How do we notify that this is big scope, and not individual properties?

Ms. Nicole Daily stated she believes the Board needs to review each Township map to see if it fits the nature of the land, the utility service areas, etc. Before having people comment on individual properties. The Board may decide to change an area and then there is no reason for someone to speak up. We could leave it until the Board reviews the maps, then move on to the people commenting on particular properties.

Mr. Mark Lehmann how do we advertise so it doesn't look like we are trying to keep speech limited.

Ms. Nicole Daily the new maps will help with the communities' questions. The township maps will help the people at more than guessing. The public needs to come in and speak about the maps. We can do that after the board discusses the maps in detail.

**Mr. Lehmann made a motion to open public discussion. Seconded by Mr. Hoog. All in favor. None opposed. Motion carried.**

Steve Perrine had requested to speak, but he had no comments on the discussions from this evening's meeting.

**Mr. Lehmann made a motion to close public discussion. Seconded by Mr. Vogel. All in favor. None opposed. Motion carried.**

**In other Administrative items:**

Mr. Denny Kraus discussing with the Board on how to move forward with Mark McCormack stepped down as Director of Planning and Zoning and onto another job. Nicole Daily is stepping in as second in command right now. How do we want to move forward on filling the Director position. We need a motion on the position.

Mr. Mark Lehmann, are we making a motion to fill?

Mr. Denny Kraus we can talk about moving forward after the motion to fill. We have to post the position for 7 days, once we decide to fill, we have to have the PAC Committee to fill it. Then we can advertise.

Mr. Jim Thatcher, I am on the PAC Committee and we are waiting on an answer from the Plan Commission on how we intend to fill the position.

**Mr. Mark Lehmann made a motion to move forward and fill the Director position. Joe Vogel seconded the motion. All in favor. None opposed. Motion carries.**

Mr. Denny Kraus, we have an inhouse applicant that would like to apply, given the fact with everything going on she is involved in the update it would make the most sense to give Nicole first consideration. Last time, we had a committee review, resumes and applicants.

Mr. Jim Thatcher, can we advertise internally?

Andy Baudendistel stated that the County encourages internal transfer and can advertise internally.

Mr. Denny Kraus, I believe Nicole is the only one qualified for the position. We have one other but wouldn't be considered because of lack of experience. We can post the job for 7 days, and email the members the applications and move from there.

Mr. Andy Baudendistel the Pac Committee don't have a hand in this.

Mr. Jim Thatcher, the Director reports to this Board, the PAC Committee wouldn't have leverage over this Board.

Mr. Denny Kraus stated that the Board can post the position for 7 days and then he can inform the Board of the number of applications received. We could hold a meeting after the 7 days.

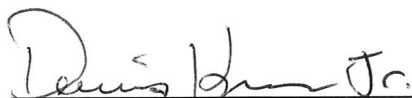
Mr. Andy Baudendistel stated that the Board can call a special meeting after the 7 days to make a decision based on received applications.

Mr. Denny Kraus stated we will advertise for a special meeting on September 13<sup>th</sup> at 6 PM.

Mr. Andy Baudendistel stated that if the Board has to reviewing multiple applications that can be done in an executive session.

**Mr. Lehmann made a motion to adjourn the meeting. Seconded by Mr. Vogel. All in favor. None opposed. Motion carried.**

Meeting adjourned at 7:50 pm



**Dennis Kraus – President**



**Nicole Daily—Zoning Administrator**