

NEWTON COUNTY PLAN COMMISSION

Tuesday, July 27, 2021

8:00 pm

Newton County Government Center

Agenda

- I. CALL TO ORDER;
- II. APPROVAL OF MAY 25, 2021 MINUTES;
- III. BRENT & TAMMY SKRZEKUT, PC 2-21, PRIMARY APPROVAL OF A SUBDIVISION;
- IV. OTHER MATTERS.

NEWTON COUNTY PLAN COMMISSION

TUESDAY, JULY 27, 2021

8:00 PM

NEWTON COUNTY GOVERNMENT CENTER

Members Present:

Mr. Russell (Russ) Rigby – *Vice President*

Ms. Kathryn Weiss

Mr. David Atkinson

Mr. Beau Watkins

Mr. Tim Drenth

Mr. Harry Hanford

Mrs. Teri Pasierb

Mrs. Daisy Cicero – *Secretary*

Mrs. Rebecca Goddard – *Attorney*

Mr. Mike Parrish of NC Health Dept. also present in the interest of soil, well, and septic.

Not Present:

Mr. Russell Collins, Jr.

Mr. David Miller - *President*

8:00 PM

I. *CALL TO ORDER*

PLEDGE OF ALLEGIANCE

III. *BRENT & TAMMY SKRZEKUT, PC 2-21, PRIMARY APPROVAL OF A SUBDIVISION;*

Daisy Cicero: They have been through the plat and tech committee.

Russ Rigby called **Mr. & Mrs. Skrzekut** to the front.

Mrs. Skrzekut stated that their intention is to subdivide the property and put homes on the parcels. She clarified that it's not intended for "wheel-up homes" and that covenants have been created for the purpose of ensuring proper standards are met, including square footage and physical appearance.

Mrs. Skrzekut: As we discussed previously, we don't see it as eighteen homes. We see people wanting two acres or three acres (plots) for a single home. Because of the lay of the land, it's safest to plat it as acres—not necessarily come through that way once it's set.

Mr. Skrzekut: And they're single-family residences.

Daisy: I have copies if anyone would like to see the proposed covenants.

Daisy passed out copies of the proposed covenants to the board.

Mrs. Skrzekut: Our goal is to leave landscape as close to as it already is now: a beautiful area with a ridge. Keep topo and trees/vegetation as close to as is.

- Daisy:** I also gave everyone a copy of the soil info. **Mike Parrish** has reviewed that, as well, if you have any questions on the soils.
- David Atkinson:** Who enforces the covenants if someone violates them? Do you (**Mr. & Mrs. Skrzekut**) have to do that, or does the County get involved?
- Mrs. Skrzekut:** I believe that's us.
- Daisy:** We do not enforce covenants, but we will not issue a permit if it violates the covenants. We review the covenants before issuing a permit.
- Russ:** I see you didn't want to do a frontage road. Some of these driveways are going to be right in the valley of the hill.
- Mrs. Skrzekut:** The way they're platted, there's over four hundred feet of clearance from the line of sight, and they are combined in a way to minimize the number of stops and driveways there would be.
- Russ:** This road is a very busy road during school. Everyone going to the high school goes down this road to get to 300 from the north end.
- Daisy:** They worked with the surveyor as far as placement of the driveways, and since this was my first subdivision, **Butch (Cain, former Building Commissioner and current NC Commissioner)** came down and helped us with the placement of the driveways.
- Russ:** There's a place right across the street that we turned down for the same reason.
- Mrs. Skrzekut** explained that the properties look down at the driveway, so the homes are visible from the road; in addition to this, a utility easement is in place that prevents shrubs, trees, or any other structures from blocking the line of sight to or from the driveways.
- Russ** asked if there were any additional questions or comments from the board.
- Tim Drenth:** I'm not hung up on that driveway. Where I live, I have to look everywhere no matter what. So people who live in that area, they're going to look.
- Beau Watkins:** My only question is, if people are going to want more than one lot, and some are a lot more buildable than others, seeing how it drops off in the back, so if you end up with Lot #6 not being sold, is there a building site on Lot #6 or is it going to be down in a hole?
- Mr. Skrzekut:** I think there's a way to make it happen. We looked at it with **Mike (Parrish)** to ensure there's enough place for both a building and septic. I anticipate having nine houses total there.
- David:** This area to the north, is this tillable field?

Mr. Skrzekut: Yes, it's a bean field today.

Russ asked if there were any further questions from the board; seeing none, the meeting was opened to the audience.

PAMELA FREDERICKS, 2224 CLIBURN ROAD, LAFAYETTE, IN 47909

Ms. Fredericks stated that she does not currently live in the area, but that she has prepared a statement in regards to the plat in question.

Ms. Fredericks: This speaks to the last five generations of this land.

Ms. Fredericks stated that she is a Certified Indiana Naturalist before reading a brief statement chronicling the historical ownership of the land and its impact on the families there, as well as the relationships of the families that lived there, including her own.

Ms. Fredericks further explained the significance of the tree line, in regards to the wildlife, its function as a wind break during winter, and the impact its destruction would have on the environment. After reading this statement, **Ms. Fredericks** thanked the board and left the meeting.

DOROTHY RAHMOELLER, 2042 EAST 600 NORTH, LAKE VILLAGE, IN 46349

Ms. Rahmoeller: I live just east of there on 200. I agree with everything this lady just said. There are chestnut trees, walnut trees on that property. There are plenty of flat places on that property to put a subdivision on. I oppose it.

David stated that this was the property where there was previously a proposed race track and Hummingbird Estates, both of which had been proposed and denied.

Tim: I think they make beautiful building sites.

Mr. & Mrs. Skrzekut stated that they only purchased a small section of that property, and they are only removing trees that would be in the location of houses, easements, or other necessary areas requiring said removal, but otherwise they'd like to keep the wooded areas there.

Harry: A lot of us on the board are happy in Lincoln township.

Daisy: I'd just like to say, prior to voting, they are requesting primary and secondary approval since no new roads or utility are being brought in. All of those are existing.

Tim: If no other board members have questions, I'll make a motion to approve these eighteen lots of Deer Ridge Estates for primary and secondary approval.

Beau seconded.
Motion passes 6-1

Daisy: I will take this to the next Commissioner meeting and work on getting signatures to you.

8:19 PM

II. APPROVAL OF MAY 25, 2021 MINUTES

Tim made a motion to approve the minutes.

David seconded.

Motion passes 7-0.

IV. Other Matters

None.

Tim moved to adjourn.

David seconded.

Meeting Adjourned at 8:25 pm.

Secretary

President