



HUNTERTOWN TOWN COUNCIL MEETING AGENDA

Monday, January 8, 2024, 6:00 p.m.

Huntertown Town Hall, 15617 Lima Road, Huntertown, IN 46748

Call meeting to order with the Pledge of Allegiance

ELECTION OF OFFICERS

- President
- Vice-President

Approval of Meeting Minutes

- December 18, 2023, Regular Meeting
- December 29, 2023, Executive Session
- December 29, 2023, Special Meeting

Approval of Claims (General, Water, Sewer) & Payroll

- January 8, 2024

NEW BUSINESS

- Huntertown Resolution 2024-001 – Extension of Utilities (NACS)
- Huntertown Ordinance 2024-001 – Vacating platted easement (Twin Eagles)
- Huntertown Ordinance 2024-002 – Rezoning for Ravenswood Extended
- Infrastructure Completion Agreement recommendation – Silverstone, Silverstone Estates, Farmstead at Carroll Creek
- Secondary Plat approval – Silverstone, Silverstone Estates, Farmstead at Carroll Creek
- IDEM vs. Local permitting on sanitary construction permits
- New Hires (outside utility employees)
- Divine Mercy Funeral Home sign variance

OLD BUSINESS

REPORTS:

- Council Members
- Resource Officer(s)
- Clerk-Treasurer – 2023 Outstanding checks
- Town Manager
- Engineer

PUBLIC COMMENTS – Please keep comments to three (3) minutes.

ADJOURNMENT - Next Town Council Meeting is Monday, January 22, 2024

Please Note: Agenda items listed are those reasonably anticipated and may be discussed at the meeting. Not all items listed may necessarily be discussed and there may be other items not listed that may be brought up for discussion.

Meeting of the Town Council of Huntertown, Indiana
Monday, December 18, 2023, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Monday, December 18, 2023, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were board members Patricia Freck, Brad Hite, Tina McDonald, and Brandon Seifert (P); Town Manager Beth Shellman; Clerk-Treasurer Ryan Schwab; Resource Officer Pedro Yaruchy; Derek Frederickson of Engineering Resources Inc.; nine (9) members of the public and zero (0) members of the media. Board members Michael Aker was absent.

Brandon Seifert called the meeting to order at 6:00 p.m. with the Pledge of Allegiance and a moment of silence in remembrance of the mother of former Huntertown Town Councilman Gary Grant.

COUNCIL ACTION

Tina McDonald made a motion to approve the minutes from the December 4, 2023, regular meeting. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to approve the minutes from the December 8, 2023, special meeting. Brad Hite seconded. Motion carried 4-0.

Tina McDonald made a motion to approve the General, Water and Sewer claims dated December 18, 2023, in the amount of \$630,466.09. Patricia Freck seconded. Motion carried 4-0.

Brad Hite made a motion to approve a façade grant application from DV Real Estate in the amount of \$1,000. Tina McDonald seconded. Beth Shellman provided an overview of the requested application and noted that the Huntertown Redevelopment Commission approved the same at its meeting earlier in the evening. After no further discussion, the motion carried 4-0.

Patricia Freck made a motion to introduce Huntertown Ordinance 2023-015, an Ordinance to regulate sexually oriented businesses. Tina McDonald seconded. Motion carried 4-0.

Tina McDonald made a motion to consider Huntertown Ordinance 2023-015, an Ordinance to regulate sexually oriented businesses. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to adopt Huntertown Ordinance 2023-015, an Ordinance to regulate sexually oriented businesses. Brad Hite seconded. Motion carried 4-0.

Brad Hite made a motion to approve Huntertown Resolution 2023-040, a Resolution approving acquisition of utility and drainage easement. Patricia Freck seconded. Motion carried 4-0.

Tina McDonald made a motion to approve Huntertown Resolution 2023-041, a Resolution approving purchase of land. Patricia Freck seconded. Motion carried 4-0.

Patricia Freck made a motion to approve the 2024 Huntertown Town Council meeting schedule as presented. Tina McDonald seconded. Motion carried 4-0.

Patricia Freck made a motion to approve the American Rescue Plan Act agreement with Allen County for funding of town water capital projects as presented. Tina McDonald seconded. Beth Shellman provided an overview of the agreement. After no further discussion, the motion carried 4-0.

Patricia Freck made a motion to approve three extra PTO carry over days from 2023 to 2024 for Town Manager Beth Shellman. Tina McDonald seconded. Motion carried 4-0.

Patricia Freck made a motion to approve increasing the not-to-exceed amount for Engineering Resources Inc. from \$25,000 to \$36,000. Brad Hite seconded. Motion carried 4-0.

NEW BUSINESS

Outside of items listed under Council Action no other New Business was brought forth.

OLD BUSINESS

Outside of items listed under Council Action, no other Old Business was brought forth.

REPORTS

Brandon Seifert had the following report:

- He appointed Zack Kerley to serve the remaining one-year on Kerri Garvin's term on the Utility Service Board.
- He and Patricia Freck had a meeting with Envoy to discuss the company's ability to aid the town in economic development plans. Board members agreed to have Envoy attend a future meeting and make a presentation.

Resource Officer Pedro Yaruchyuk was called to an incident during the meeting and was not present at the time of his report.

Clerk-Treasurer Ryan Schwab had no further report.

Town Manager Beth Shellman had no further report.

In addition to items listed under Council Action, Derek Frederickson had the following report:

- The town has been requested to consider self-permitting for sanitary sewer projects in the future. Self-permitting could save applicants 1-3 months of time for project approval but would also bring considerable risk to the town. He plans to make a more informative presentation to both the council and Utility Service Board in January.

PUBLIC COMMENT

Christine Gilsinger, a resident at 14111 Whisper Rock Blvd, said she is interested in annexation for the sections of the Whisper Rock subdivision that are not presently annexed. She will be communicating with Town Attorney Dave Hawk on getting the process started. She said the sections currently not annexed have Fort Wayne utilities but no other city or county services. The subdivision is interested in the town's trash collection rate as well as its snow removal services.

Lannette Dion, a resident at 2121 W. Shoaff Road, said that a large farm field adjacent to her property has for sale and sale pending signs and was looking for information on the future of the property. Beth Shellman said the sale of the property is pending but no re-zoning of the property has occurred. The adjacent property owners will be notified of any re-zoning requests and the town will have final say on the re-zoning. Dion also expressed concern about the water table in the area and how this project will impact it. Other developments in the area of her property have increased the flooding on her property. She was not sure if the issue was a town

issue or a county issue. Beth Shellman said she and Derek Frederickson will work together to find out who would be responsible for addressing any flooding on her property.

After no further public comment was brought forth, Patricia Freck made a motion to adjourn. Tina McDonald seconded. The motion passed with a voice vote and the meeting adjourned at 6:40 p.m.

Attest: _____

Brandon Seifert
President

Ryan Schwab
Clerk Treasurer

Executive Session of the Town Council
Huntertown, Indiana
Friday, December 29, 2023

An Executive Session of the Town Council of Huntertown, Indiana was held at Huntertown Town Hall, 15617 Lima Road, on Friday, December 29, 2023, at 4:00 p.m. The Council met in accordance with Indiana Code 5-14-1.5-6.1, (b) (5) which reads as follows: To receive information about and interview prospective employees.

Council members present: Patricia Freck, Brad Hite and Tina McDonald. Also, present was Clerk-Treasurer Ryan Schwab. Absent were council members Michael Aker and Brandon Seifert.

Patricia Freck called the meeting to order at 4:00 p.m.

There was no other subject matter discussed other than what was specified in the public notice.

The meeting adjourned at 4:18 p.m.

Brandon Seifert,
President

Ryan Schwab,
Clerk Treasurer

Meeting of the Town Council of Huntertown, Indiana
Friday, December 29, 2023, 4:15 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Friday, December 29, 2023, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were board members Patricia Freck, Brad Hite and Tina McDonald; Clerk-Treasurer Ryan Schwab; zero (0) members of the public and one (1) member of the media. Board members Michael Aker and Brandon Seifert were absent.

Patricia Freck called the meeting to order at 4:20 p.m. with the Pledge of Allegiance.

COUNCIL ACTION

Tina McDonald made a motion to approve the general, water, and sewer claims dated December 29, 2023, and the payroll dated December 29, 2023, in the amount of \$878,809.56. Brad Hite seconded. Motion carried 3-0.

Tina McDonald made a motion to offer \$60,000 to an applicant for the Town Manager job opening. Brad Hite seconded. Discussion items included a proposed start date if the offer is accepted; creating a contract for the applicant if/when the position is accepted; and who would be in charge of conducting performance reviews for the position. The applicant's name was not disclosed and will not be made public until terms are accepted. After no further discussion, the motion carried 3-0.

Tina McDonald made a motion to approve the miscellaneous appropriation transfers as presented. Brad Hite seconded. Clerk-Treasurer Ryan Schwab provided the council with the list of transfers and explained why certain funds had a negative balance. After no further discussion, the motion carried 3-0.

No other business was brought forth.

Tina McDonald made a motion to adjourn. Brad Hite seconded. The motion passed with a voice vote and the meeting adjourned at 4:29 p.m.

Attest: _____

Brandon Seifert
President

Ryan Schwab
Clerk Treasurer

I hereby certify that each of the above listed vouchers and the invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC 5-11-10-1.6.

January 8, 2024

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

TOWN OF HUNTERTOWN

JANUARY 8, 2024

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 4 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$ 315,743.66.

Dated this 8th day of January 2024.

MICHAEL AKER

PATRICIA FRECK

BRADLEY HITE

TINA MCDONALD

BRANDON SEIFERT (PRESIDENT)

Signatures of Governing Board

Date: 01/05/2024 09:27:56 AM

APVREGISTER.FRX

Accounts Payable Register
APV Register Batch - JANUARY 8, 2024
All History
Ordered By APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
01/03/2024	44382	BNY MELLON CORPORATE TRUST		6201001524.000	SEWER - B&I SERIES A	JANUARY TRANSFER	82433.33	44382M	01/04/2024	
01/03/2024	44383	COMCAST		1101001312.000	GEN - TELEPHONE	(1/3) SHOP INTERNET (AP)	31.10	44383M	01/03/2024	
01/03/2024	44384	COMCAST		6101001212.000	WATER - TELEPHONE	(1/3) SHOP INTERNET (AP)	31.10	44384M	01/03/2024	
01/03/2024	44385	COMCAST		6201001212.000	SEWER - TELEPHONE	(1/3) SHOP INTERNET (AP)	31.10	44385M	01/03/2024	
01/03/2024	44386	HITZFIELD LANDSCAPING INC		2202001401.000	LRS - CONSTRUCTION & REPAIR	(1/3) VERITECH 1100 GALLON 3-LANE SPRAYER	5000.00	10461	01/03/2024	
01/03/2024	44386	HITZFIELD LANDSCAPING INC		2202001401.000	LRS - CONSTRUCTION & REPAIR	(1/3) 2004 INTERNATIONAL 4300 DUMP TRUCK	21666.66	10461	01/03/2024	
01/03/2024	44387	HITZFIELD LANDSCAPING INC		6101001440.000	WATER - MACHINERY AND EQUIPMENT	(1/3) VERITCH 1100 3-LANE SPRAYER	5000.00	18318	01/03/2024	
01/03/2024	44387	HITZFIELD LANDSCAPING INC		6101001440.000	WATER - MACHINERY AND EQUIPMENT	(1/3) 2004 INTERNATIONAL 4300 DUMP TRUCK	21666.67	18318	01/03/2024	
01/03/2024	44388	HITZFIELD LANDSCAPING INC		6201001440.000	SEWER - MACHINERY AND EQUIPMENT	(1/3) 2004 INTERNATIONAL 4300 DUMP TRUCK	21666.67	11181	01/03/2024	
01/03/2024	44388	HITZFIELD LANDSCAPING INC		6201001440.000	SEWER - MACHINERY AND EQUIPMENT	(1/3) VERITECH 1100 GALLON 3-LANE SPRAYER	5000.00	11181	01/03/2024	
01/03/2024	44389	FRONTIER		6201001212.000	SEWER - TELEPHONE	WWTP PHONE/INTERNET	338.32	11182	01/03/2024	
01/03/2024	44390	SAM'S CLUB MC/SYNCB		1101001306.000	GEN - LEGAL NOTICES	COLUMN - TOWN MANAGER OPENING	69.36	10462	01/03/2024	
01/03/2024	44390	SAM'S CLUB MC/SYNCB		1101001306.000	GEN - LEGAL NOTICES	COLUMN - COPPER CREEK NOTICE	36.50	10462	01/03/2024	
01/03/2024	44390	SAM'S CLUB MC/SYNCB		1101001311.000	GEN - MISC SERVICES	COUNTY RECORDER - DOCUMENT FEES	26.00	10462	01/03/2024	
01/03/2024	44390	SAM'S CLUB MC/SYNCB		1101001323.000	GEN - MUNICIPAL PROMOTIONAL EXPENSES	ARMSTRONG FLOWER (GARY GRANT)	62.90	10462	01/03/2024	
01/03/2024	44390	SAM'S CLUB MC/SYNCB		1101001323.000	GEN - MUNICIPAL PROMOTIONAL EXPENSES	ARMSTRONG FLOWER (AUSTIN ROBERSON)	60.90	10462	01/03/2024	
01/03/2024	44391	SAM'S CLUB MC/SYNCB		6101001590.000	WATER - MISCELLANEOUS EXPENSE	(1/2) SAMS - TREATS FOR KG LAST USB MEETING	51.50	18319	01/03/2024	
01/03/2024	44391	SAM'S CLUB MC/SYNCB		6101001332.000	WATER - LEGALS PUBLISHED	(1/2) COLUMN - UTILITY WORKERS AD	22.40	18319	01/03/2024	
01/03/2024	44392	SAM'S CLUB MC/SYNCB		6201001210.000	SEWER - OFFICE SUPPLIES	ZOOM	15.99	11183	01/03/2024	

Accounts Payable Register

Date: 01/05/2024 09:27:56 AM

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DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
01/03/2024	44392	SAM'S CLUB MC/SYNCB		6201001590.000	SEWER - MISC. EXPENSE	(1/2) SAMS - TREATS FOR KG LAST USB MEETING	51.50	11183 01/03/2024	
01/03/2024	44392	SAM'S CLUB MC/SYNCB		6201001590.000	SEWER - MISC. EXPENSE	LOS CABOS - WWTP PLANNING MEETING	58.22	11183 01/03/2024	
01/03/2024	44392	SAM'S CLUB MC/SYNCB		6201001332.000	SEWER - LEGALS PUBLISHED	COLUMN - CARROLL ROAD SEPTIC RELIEF BID AD	77.05	11183 01/03/2024	
01/03/2024	44392	SAM'S CLUB MC/SYNCB		6201001332.000	SEWER - LEGALS PUBLISHED	(1/2) COLUMN - UTILITY WORKER AD	22.40	11183 01/03/2024	
01/04/2024	44393	HUNTERTOWN MUN. UTILITIES		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL/CC SHOP	23.45	/ /	
01/04/2024	44394	HUNTERTOWN MUN. UTILITIES		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL/CC SHOP	23.44	/ /	
01/04/2024	44395	HUNTERTOWN MUN. UTILITIES		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL/CC SHOP	23.44	/ /	
01/04/2024	44396	HOUSER AUTOMOTIVE, INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	(1/3) VARIOUS VEHICLE MAINTENANCE	779.73	/ /	
01/04/2024	44397	HOUSER AUTOMOTIVE, INC		6101001362.000	WATER - REPAIRS & MAINTENANCE	(1/3) VARIOUS VEHICLE MAINTENANCE	779.73	/ /	
01/04/2024	44398	HOUSER AUTOMOTIVE, INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	(1/3) VARIOUS VEHICLE MAINTENANCE	779.73	/ /	
01/04/2024	44399	ALLSTAR COMMUNICATIONS		1101001312.000	GEN - TELEPHONE	(1/3) LABOR FOR NEW PHONE INSTALL	145.84	/ /	
01/04/2024	44400	ALLSTAR COMMUNICATIONS		6101001212.000	WATER - TELEPHONE	(1/3) LABOR FOR NEW PHONE INSTALL	145.83	/ /	
01/04/2024	44401	ALLSTAR COMMUNICATIONS		6201001212.000	SEWER - TELEPHONE	(1/3) LABOR FOR NEW PHONE INSTALL	145.83	/ /	
01/04/2024	44402	ALLIANCE OF INDIANA RURAL		6101001590.000	WATER - MISCELLANEOUS EXPENSE	(1/2) 2024 DUES	327.00	/ /	
01/04/2024	44403	ALLIANCE OF INDIANA RURAL		6201001590.000	SEWER - MISC. EXPENSE	(1/2) 2024 DUES	327.00	/ /	
01/04/2024	44404	CINTAS CORP		6101001132.000	WATER - UNIFORMS	(1/2) UNIFORMS 1/3	54.74	/ /	
01/04/2024	44405	CINTAS CORP		6201001132.000	SEWER - UNIFORMS	(1/2) UNIFORMS 1/3	54.74	/ /	
01/04/2024	44406	ATOMIC WATER SOLUTIONS, LLC		6101001220.000	WATER - CHEMICALS	SALT FOR WATER SOFTENER AT WTP (49 BAGS)	703.25	/ /	
01/04/2024	44407	INDIANA DEPT. OF REVENUE		6101001501.000	WATER - SALES TAX	DECEMBER SALES TAX	10353.24	44407M 01/05/2024	
01/04/2024	44408	OTIS ELEVATOR COMPANY		1101001204.000	GEN - BUILDING EQUIPMENT & REPAIR	ELEVATOR MAINTENANCE AGREEMENT 2024	250.08	/ /	
01/04/2024	44409	SIMPLX SECURITY		1101001204.000	GEN - BUILDING EQUIPMENT & REPAIR	(1/3) TOWN HALL ALARM MONITORING	25.00	/ /	

Accounts Payable Register

Date: 01/05/2024 09:27:56 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK CHECK # DATE	MEMORANDUM
01/04/2024	44410	SIMPLX SECURITY		6101001360.000	WATER - CONTRACTUAL SERVICES	(1/3) TOWN HALL ALARM MONITORING	25.00	/ /	
01/04/2024	44410	SIMPLX SECURITY		6101001360.000	WATER - CONTRACTUAL SERVICES	WTP ALARM MONITORING	45.00	/ /	
01/04/2024	44411	SIMPLX SECURITY		6201001361.000	SEWER - CONTRACTUAL SERVICES	(1/3) TOWN HALL ALARM MONITORING	25.00	/ /	
01/04/2024	44411	SIMPLX SECURITY		6201001361.000	SEWER - CONTRACTUAL SERVICES	WWTP ALARM MONITORING	65.00	/ /	
01/04/2024	44412	MARTHA SPRAGUE		6201001590.000	SEWER - MISC. EXPENSE	4TH QUARTER MILEAGE	24.69	/ /	
01/04/2024	44413	ILMCT		1101001322.000	GEN - CITY & TOWN DUES	2024 DUES	150.00	/ /	
01/04/2024	44414	AIM		1101001322.000	GEN - CITY & TOWN DUES	2024 DUES	2064.00	/ /	
01/04/2024	44415	WM IMAGING SOLUTIONS, INC		6601001590.000	SANITATION MISCELLANEOUS EXP.	MONTHLY COPIER CONTRACT	45.28	/ /	
01/04/2024	44416	INVOICE CLOUD INC.		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	PORTAL FEE (DECEMBER)	25.00	44416M 01/10/2024	
01/04/2024	44417	AUTOMOTIVE & INDUSTRIAL SUPPLY CO. INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	RED GREASE FOR SHOP	78.90	/ /	
01/04/2024	44418	FLEMING EXCAVATING, INC		6101001430.000	WATER - IMPROVEMENTS & ADDITIONS	WATER MAIN UPSIZING EMERICH HILLS TO CREEKSIDE	18230.00	/ /	
01/04/2024	44419	IDEAL OFFICE SOURCE		6601001590.000	SANITATION MISCELLANEOUS EXP.	(1/3) PAPER/BANKERS BOX	77.98	/ /	
01/04/2024	44420	IDEAL OFFICE SOURCE		6101001210.000	WATER - OFFICE SUPPLIES	(1/3) PAPER/BANKERS BOX	77.97	/ /	
01/04/2024	44421	IDEAL OFFICE SOURCE		6201001210.000	SEWER - OFFICE SUPPLIES	(1/3) PAPER/BANKERS BOX	77.97	/ /	
01/04/2024	44422	CF ENVIRONMENTAL LABORATORY LLC		6101001361.000	WATER - SERVICES/WATER SAMPLES	MONTHLY COLIFORM/BACTERIA TESTS	496.00	/ /	
01/04/2024	44423	NALCO US 2 INC		6201001360.000	SEWER - REPAIRS & MAINTENANCE	DEIONIZED TANK EXCHANGE	370.88	/ /	
01/04/2024	44424	CLAUDIO FIERRO		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00	/ /	
01/04/2024	44425	WATER DEPRECIATION		6101001521.000	WATER - DEPRECIATION TRANSFER	MONTHLY TRANSFER	8523.34	/ /	
01/04/2024	44426	NEC CLOUD COMMUNICATIONS AMERICA, INC.		1101001312.000	GEN - TELEPHONE	(1/3) TOWN HALL PHONE	61.53	44426M 01/08/2024	
01/04/2024	44427	NEC CLOUD COMMUNICATIONS AMERICA, INC.		6101001212.000	WATER - TELEPHONE	(1/3) TOWN HALL PHONE	61.53	44427M 01/08/2024	
01/04/2024	44428	NEC CLOUD COMMUNICATIONS		6201001212.000	SEWER - TELEPHONE	(1/3) TOWN HALL PHONE	61.53	44428M 01/08/2024	

Date: 01/05/2024 09:44:57 AM
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Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
		AMERICA, INC.								
01/04/2024	44429	D.A. BROWN ENGINEERING COLSULTANTS		1101001311.000	GEN - MISC SERVICES	LEGAL DESCRIPTION AND EXHIBIT FOR SIMON FARMS	700.00		/ /	
01/04/2024	44430	ES DE-ICING, INC.		2201001401.000	MVH - IMPROVEMENTS OF STREETS	IBG MAGIC FOR STREETS	30.92		/ /	
01/04/2024	44431	FORT WAYNE IT SOLUTIONS		4401001401.000	CUM CAP IMP	MANAGED IT SERVICES	1564.00		/ /	
01/04/2024	44432	SHERIFF OF ALLEN COUNTY		1101001304.000	GEN - POLICE PROTECTION	RESOURCE OFFICE CONTRACT (DECEMBER)	15339.67		/ /	
01/04/2024	44433	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	FREIGHT CHARGE UNPAID FROM DEC INVOICE	76.46		/ /	
01/04/2024	44434	MIDWEST MOTOR SUPPLY COMPANY, INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	(1/3) CLEANER/LUBRICANT FOR SHOP	100.20		/ /	
01/04/2024	44435	MIDWEST MOTOR SUPPLY COMPANY, INC		6101001230.000	WATER - MATERIALS & SUPPLIES	(1/3) CLEANER/LUBRICANT FOR SHOP	100.20		/ /	
01/04/2024	44436	MIDWEST MOTOR SUPPLY COMPANY, INC		6201001230.000	SEWER - MATERIALS & SUPPLIES	(1/3) CLEANER/LUBRICANT FOR SHOP	100.20		/ /	
01/04/2024	44437	HAWK, HAYNIE, KAMMEYER & SMITH		1101001301.000	GEN - ATTORNEY	GENERAL SERVICES/MONTHLY RETAINER (DECEMBER)	1402.00		/ /	
01/04/2024	44438	HAWK, HAYNIE, KAMMEYER & SMITH		6101001311.000	WATER - ATTORNEY/LEGAL FEES	(1/2) USB BILLING/MONTHLY RETAINER	4268.00		/ /	
01/04/2024	44439	HAWK, HAYNIE, KAMMEYER & SMITH		6201001311.000	SEWER - ATTORNEY/LEGAL FEES	(1/2) USB BILLING/	3768.00		/ /	
01/04/2024	44440	PHYSICIANS HEALTH PLAN		8901001930.000	PAYROLL-INSURANCE DEDUCTION	HEALTH INSURANCE PREMIUM (FEB)	1679.00		/ /	
01/04/2024	44440	PHYSICIANS HEALTH PLAN		2201001104.000	MVH - INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	684.72		/ /	
01/04/2024	44440	PHYSICIANS HEALTH PLAN		1101001109.000	GENERAL - GROUP INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	108.82		/ /	
01/04/2024	44441	PHYSICIANS HEALTH PLAN		6101001341.000	WATER - HEALTH INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	2353.08		/ /	
01/04/2024	44442	PHYSICIANS HEALTH PLAN		6201001341.000	SEWER - HEALTH INSURANCE	HEALTH INSURANCE PREMIUM (FEB)	2309.75		/ /	
01/05/2024	44443	REPUBLIC SERVICES #091		6601001360.000	SANITATION CONTRACTURAL SERVICES	TRASH/RECYCLING (DECEMBER)	72185.30		/ /	

315743.66

*** GRAND TOTAL ***

HUNTERTOWN RESOLUTION NO 2024-001

RESOLUTION REGARDING EXTENSION OF WATER AND SEWER SERVICES FOR Northwest Allen County Schools (Middle School) at 3550 W Shoaff Road

WHEREAS, the Huntertown Utility Service Board (USB) received an application from Northwest Allen County Schools (NACS) to connect one municipal water service and one municipal wastewater service from Huntertown Utilities to a newly constructed Willow Creek Middle School facility at 3550 W Shoaff Road on property currently located outside of the municipal corporation boundaries of the Town of Huntertown, Indiana, (Town), and;

WHEREAS, Huntertown Utility Ordinances prohibit the extension of, and connection to, Town water and sanitary sewage systems outside of the Town's corporate limits, without a Resolution of the Huntertown Town Council authorizing such extension and connection, and;

WHEREAS, the Huntertown Town Council has adopted Area Connection Fees and has established a Utility Fee Schedule for all new connections, and;

WHEREAS, USB granted conditional approval to NACS for one water and one sanitary sewer connection into a new Middle School facility at 3550 W Shoaff Road.

NOW THEREFORE, BE IT RESOLVED by the Town Council, the legislative body of the Town of Huntertown, Indiana, that:

1. NACS shall comply with all Standards and Specifications for connections to water and sanitary sewer facilities.
2. NACS shall be responsible for all costs associated in making the connections and shall have an authorized representative of the town overseeing and inspecting the connections.
3. NACS shall comply with all local and state laws governing the connections.
4. NACS agrees to sign and submit a recorded Remonstrance Waiver and Consent for Annexation into the Town of Huntertown, or to file for a Voluntary Annexation, prior to any connections.

RESOLUTION ADOPTED by the Town Council, on this 8th day of January, 2024.

By: _____
Michael J. Aker, Council Member

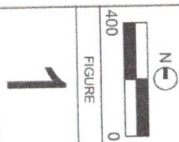
By: _____
Patricia Freck, Vice President

By: _____
Brandon Seifert, Council President

By: _____
Tina McDonald, Council Member

By: _____
Brad Hite, Council Member

Attest: _____
Ryan Schwab, Clerk-Treasurer



NORTHWEST ALLEN COUNTY SCHOOLS
NEW MIDDLE SCHOOL SCHOOL

STORM WATER POLLUTION PREVENTION PLAN
LOCATION MAP, VICINITY MAP, REFERENCE PLAT



COMES NOW the Town Council of the Town of Huntertown, State of Indiana, pursuant to authority vested in it by Indiana Code § 36-7 et. seq., as amended, and enacts the following ordinance.

Ordinance No. 2024 - 001

WHEREAS petitioner, Gohar Salam, MD filed Petition VEAS-2023-0002 with the Allen County Department of Planning Services; and,

WHEREAS the Allen County Plan Commission held a public hearing on this Petition on the 14th day of December 2023; and,

WHEREAS, after deliberating, the Plan Commission adopted Findings of Fact for this Petition and resolved to recommend the partial vacation of a platted utility easement on the south property line of Lot 3 of Twin Eagles, Section 1 (Section 16 of Perry Township) as depicted in Exhibit "A" attached to this ordinance; now, therefore,

BE IT ORDAINED by the Town Council of the Town of Huntertown, State of Indiana, that the Council concurs with the Plan Commission's recommendation and approves this Petition;

BE IT FURTHER ORDAINED that the Allen County Plan Commission's Findings of Fact for this Petition be adopted as the Findings of Fact for this Council;

ENACTED THIS _____ day of _____, 2024.

**THE TOWN COUNCIL OF THE TOWN OF
HUNTERTOWN, STATE OF INDIANA**

By: _____
Brandon Seifert, Council President

By: _____
Patricia Freck, Council Vice President

By: _____
Mike Aker, Council Member

By: _____
Bradley Hite, Council Member

By: _____
Tina McDonald, Council Member

Attest:

Ryan Schwab, Clerk-Treasurer

Beth Shellman

From: Karen Couture <Karen.Couture@co.allen.in.us>
Sent: Thursday, January 4, 2024 2:34 PM
To: Beth Shellman
Cc: Michelle Wood
Subject: Town Council Meeting
Attachments: Memo to Huntertown.pdf; REZ 2023 0054_action.pdf; REZ 2023 0054_ord-Huntertown.doc; VEAS 2023 0002_action.pdf; VEAS 2023 0002_ord-Huntertown.doc

Hi Beth,

Could you please put the following items on the Agenda for Monday January 8th Town Council Meeting?

- ~~Rezoning Petition REZ-2023-0054 – Ravenswood Extended~~
- Vacation Petition VEAS-2023-0002 - Twin Eagles Lot 3

Please let me know if you need these submitted in separate emails or if you need anything else.

Thanks so very much!

Karen Couture

Karen Couture Associate Planner–Plan Commission
Allen County-City of Fort Wayne Department of Planning Services 260-449-7607
karencouture@allencounty.us

Please be aware Allen County has a new website, effective 10/4/2023. You can check it out here: www.allencounty.in.gov

REZONING FACT SHEET

Petition #VEAS-2023-0002

Project Start: November 2023

APPLICANT:	Gohar Salam
REQUEST:	To vacate portion of platted easement for a garage addition.
LOCATION:	615 Tawny Court, 180 feet east of its intersection with Bald Eagle Way (Section 16 of Perry Township)
LAND AREA:	1.6 acre lot 0.086 acre area to be vacated
PRESENT ZONING:	R1/Single Family Residential (Huntertown Jurisdiction)

14 December 2023 Plan Commission Public Hearing

- No one spoke in support or opposition.
- James Wolff was not present.

21 December 2023 Business Meeting

Plan Commission Recommendation: DO PASS

- A motion was made by Adam Day and seconded by Paul Lagemann to return the ordinance to the Town Council of the Town of Huntertown for their final decision.
- **9-0 MOTION PASSED**

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
December 21, 2023

PROJECT SUMMARY

The site is Lot 3 in the Twin Eagles addition, which was platted in 2002. The properties to the north and west are also residential and part of the Twin Eagles subdivision. To the south and east are residential properties described by metes and bounds. This proposal is to vacate the north 15 feet of the 40-foot wide platted utility easement (approximately .086 acres) located parallel with the south property line. The applicant is proposing to build a garage addition into the utility easement. Staff has no concern with this vacation petition so long as the proposed addition meets the remaining development standards in the Huntertown Zoning Ordinance. The Allen County Surveyor's Office, Allen County Highway, and Huntertown Water and Sewer have reviewed the petition documents and have no objections with the partial vacation of this easement. All utilities (NIPSCO, NREMC, Verizon, Comcast) have no objections/conflicts.

PUBLIC HEARING SUMMARY:

Presenter: Robert Koors, representing the applicant, presented the project to the Plan Commission, as outlined above.

Public Comments:

None

COMES NOW the Advisory Plan Commission of the County of Allen, State of Indiana, pursuant to authority vested in it by Indiana Code § 36 and Allen County Code Title 3, both as amended, and adopts the following resolution:

**Resolution of the
Allen County Plan Commission
Vacation Petition VEAS-2023-0002**

WHEREAS the Allen County Department of Planning Services received a proposed easement vacation petition on November 7, 2023 which it designated subsequently as Vacation Petition VEAS-2023-0002; and,

WHEREAS the Allen County Department of Planning Services provided for publication of a public hearing notice on the proposed easement vacation in *The Journal Gazette* according to law; and,

WHEREAS the Allen County Plan Commission conducted a public hearing on the proposed easement vacation on December 14, 2023; and,

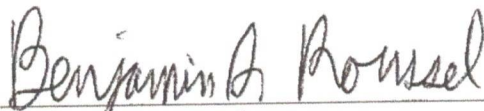
WHEREAS the Allen County Plan Commission considered the petition in light of comprehensive plan and the zoning ordinance requirements; now, therefore,

BE IT RESOLVED by the Allen County Plan Commission, meeting in open session, that a resolution and proposed ordinance be sent to the Town Council of the Town of Huntertown, State of Indiana, recommending to vacate a portion of a platted utility easement on the south property line of Lot 3 of Twin Eagles, Section 1 (Section 16 of Perry Township), as depicted in Exhibit "A" attached,

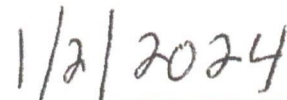
BE IT FURTHER RESOLVED that the Allen County Plan Commission's Findings of Fact setting forth its reasons for this recommended action be included with the resolution and proposed ordinance resolving Vacation Petition VEAS-2023-0002 and,

BE IT FINALLY RESOLVED that the Executive Director of the Allen County Department of Planning Services be directed to execute this Resolution on behalf of the Allen County Plan Commission and to present a copy of it to the Town Council of the Town of Huntertown, State of Indiana;

ADOPTED THIS 21st day of December 2023.



Benjamin J. Roussel
Executive Director, DPS
Secretary to the Allen County Plan Commission



Date of Signature

EXHIBIT A

THE NORTH 15 FEET, BY PERPENDICULAR MEASURE,
OF THE 40-FOOT UTILITY EASEMENT LOCATED
PARALLEL WITH THE SOUTH LINE OF SAID LOT 3.
THAT PORTION TO BE VACATED SHALL EXTEND FROM
THE EAST LINE OF THE 20-FOOT UTILITY EASEMENT,
CENTERED ON THE WEST LOT LINE OF SAID LOT, AND
SHALL EXTEND TO THE EAST LOT LINE OF LOT 3. THE
VACATED EASEMENT AREA CONTAINS 0.086 ACRES OF
LAND, MORE OR LESS.

Allen County Vacation Acknowledgement Form

Routing Date:	11/17/2023	Petition Number:	VEAS-2023-0003
Requested Response Date:	12/6/2023	Bill Number:	
Public Hearing Date:	12/14/2023	Type:	Partial Easement Vacation (Utility)

Location: 615 Tawny Ct (refer to legal descriptions and survey)

Zoning:	R1	Staff Contact:	Michelle Wood
Township/Section:	Perry 16	Phone:	449-3619
Map:		email:	michelle.wood@allencounty.us
Land Area:	1.6 acres	Return to:	200 E Berry St. Ste 150 FW, IN 46802
Petitioner:	Gohar Salam		
Property Owner(s):			
Project Contact:	Michelle Wood		
Phone:	449-3619		
Fax:			
email:			

Please review the attached petition and submit your comments by the requested response date. Attach add'l sheets as necessary. Please return to Room 150, Citizens Square.

Allen County Highway Dept:

OK - Email 12-6-23

Allen County Surveyor:

OK - Email 11-29-23

Huntertown Water:

Approved - Email 12-14-23

Huntertown Sanitary:

Approved - Email 12-14-23

Frontier: Verizon
Daniel Koch

OK - Email 12-11-23

Comcast Cable:

OK - Email 11-22-23

NIPSCO:

OK - Email 11/17/23

AEP: Karen Palmer
260-615-2902
kpalmer@aep.com

NREMC - OK Email - 12-6-23
AEP - N/A - Email - 12-6-23

Other:

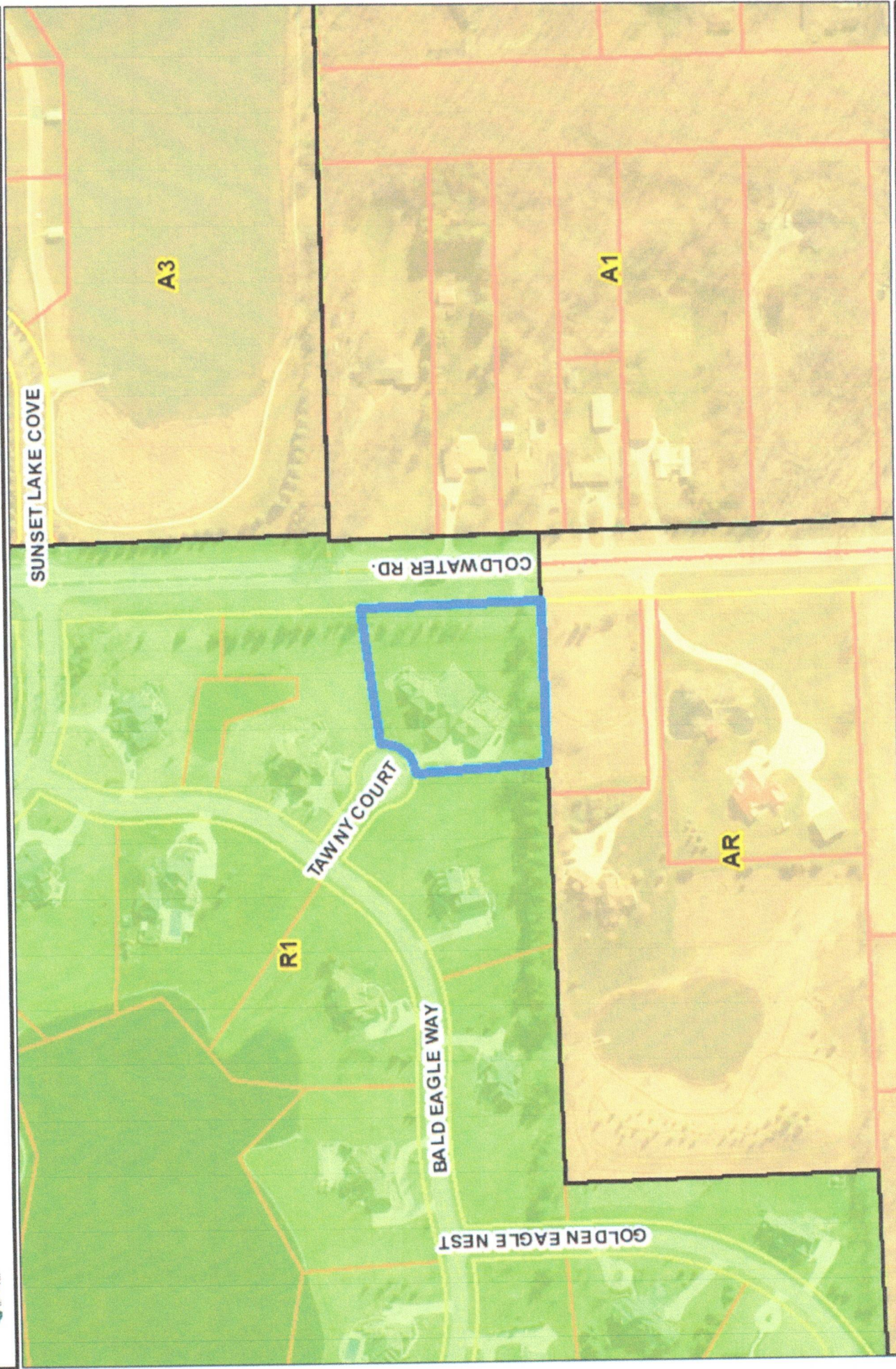
Other:

Other:

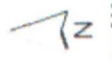
[illegible]



Vacation Petition VEAS-2023-0002 - Twin Eagles, Lot 3



Official City of Twin Eagles Map
Not intended to be a substitute for a survey
The City of Twin Eagles does not warrant the accuracy
or completeness of the information contained herein
and does not assume any liability for errors or omissions
in this map.
City of Twin Eagles, 1117 E. 1st St., Twin Eagles, MN 55128
Phone: (612) 461-1117
Fax: (612) 461-1118



1 inch = 100 feet

**A NEW GARAGE DESIGN FOR:
 THE SALAM FAMILY
 615 TAWNY COURT
 HUNTERTOWN, IN 46748**

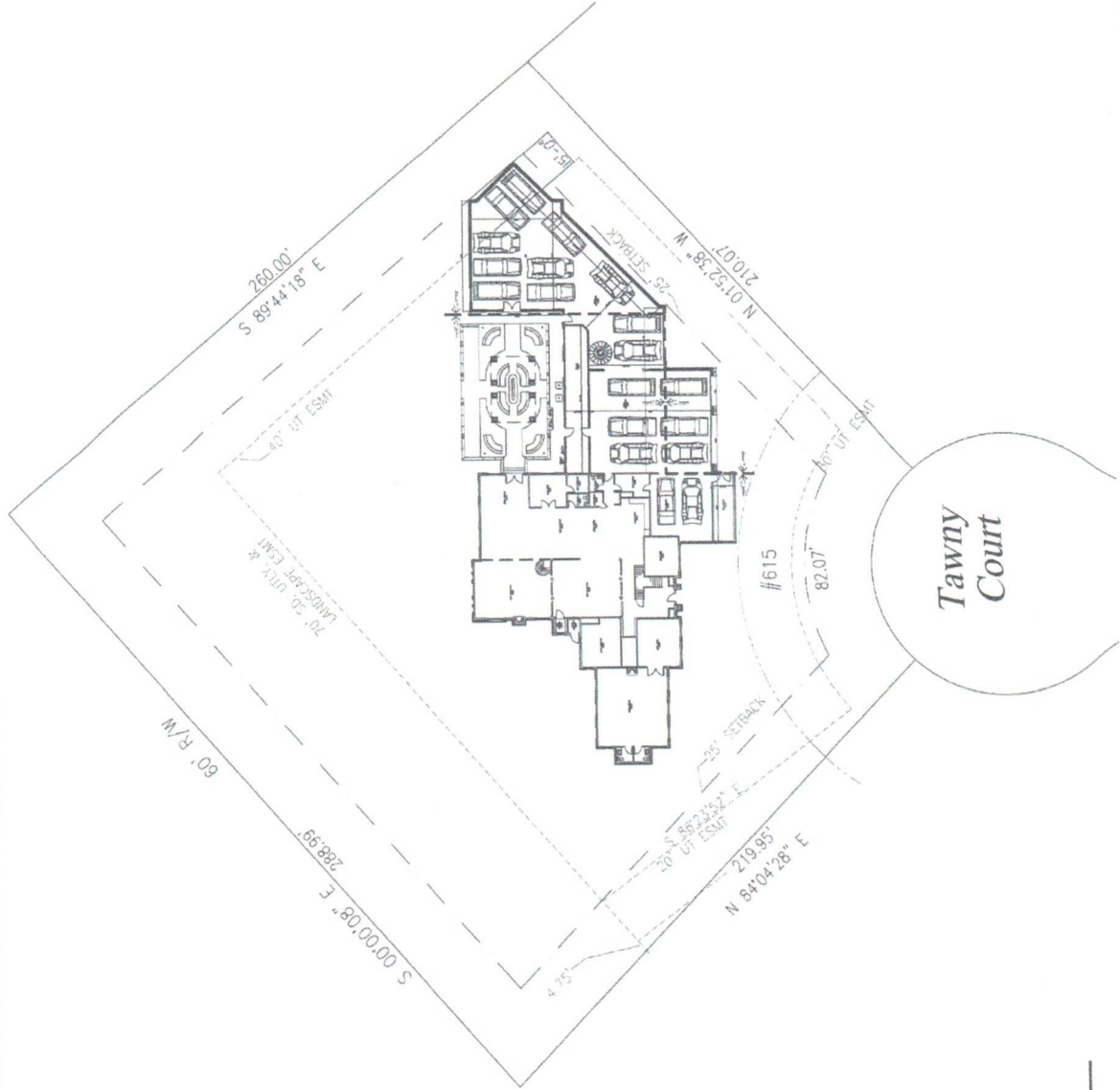
CERTIFICATION

REVISION DATE BY

DATE PROJECT
 09/22/2023 2021203

TITLE
 SITE PLAN
 OPTION C

SHEET
 A.6.01



SITE PLAN
 SCALE: 1"=40'-0"
 NORTH



CERTIFICATION

REVISION DATE BY

DATE	PROJECT
09/22/2023	2021203

TITLE
SITE PLAN OPTION C

A:6.01



Department of Planning Services

Vacation Petition

For plats within City of Fort Wayne or Allen County, easements and right-of-way within Allen County.

Applicant	Applicant	Gohar Salam, MD		
	Address	615 Tawny Ct.		
	City	Huntertown	State	IN Zip 46742
	Telephone	260.633.1123	Fax	E-mail goharsalam@gmail.com
Contact Person	Contact Person	Robert Koors		
	Address	7325 Pleasant Run Ct.		
	City	Fort Wayne	State	IN Zip 46835
	Telephone	260.515.1555	Fax 260.486.1556	E-mail robertkoors@koorsonline.com

All staff correspondence will be sent only to the designated contact person.

Request	<input checked="" type="checkbox"/> Allen County Planning Jurisdiction <input type="checkbox"/> City of Fort Wayne Planning Jurisdiction
	Requesting vacation of a: <input type="checkbox"/> plat <input checked="" type="checkbox"/> easement (Allen County) <input type="checkbox"/> right of way (Allen County)
	If vacating a plat are there restrictive covenants recorded with the plat? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Acreage of area to be vacated .086 Plat Name TWIN Eagles
	Lot Number(s) 3 Street Name(s) Tawny Ct.
	Township name Perry Township section #
	Plat Book Number/Plat Cabinet Number - Page(s) Recorded Document Number
	of property to be vacated - Purpose for proposed vacation
	(attach additional page if necessary) Addition to house
	Description of area to be vacated North 15' of 40' utility easement parallel with south line of lot 3.
Sewer provider Huntertown Water provider Huntertown	

Filing Requirements	Applications will not be accepted unless the following filing requirements are submitted with this application
	<input checked="" type="checkbox"/> Applicable Filing Fee made payable to the Allen County Treasurer (contact staff for fee)
	<input checked="" type="checkbox"/> Copy of survey and legal description of the area to be vacated
	<input type="checkbox"/> Copy of survey and legal description of area to be granted to Petitioner and area to be granted to adjacent property owner (if applicable)
<input checked="" type="checkbox"/> Attach name and address of each owner within the plat when vacating a portion of the plat (or name and address of adjacent property owners when vacating an easement or right of way)	

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of the property described in this petition; that I/we agree to abide by all provisions of the City of Fort Wayne and Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the City of Fort Wayne and Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge.

GOHAR A. SALAM	<u>Gohar A. Salam</u>	11/06/23
(printed name of property owner)	(signature of property owner)	(date)
(printed name of property owner, attach sheets if acc.)	(signature of property owner)	(date)

Received	Receipt No.	Hearing Date	Petition No.
11-7-23	144391	12-14-23	VEAS-2023-0002



Engineering Vision, Inc.

Mark L. Strong, P.E., L.S., President

Tod A. Mohr, P.E., L.S., Vice President / Secretary

To: Robert Koors

Robert Koors Custom Building and Design, LLC

11/06/2023

7325 Pleasant Run Ct

Fort Wayne, IN 46835

robertkoors@koorsonline.com

RE: Easement vacation for Lot Three of Twin Eagles.

Dear Mr. Koors,

The legal description for the easement vacation that you've requested for said lot is as follows:

THE NORTH 15 FEET, BY PERPENDICULAR MEASURE, OF THE 40-FOOT UTILITY EASEMENT LOCATED PARALLEL WITH THE SOUTH LINE OF SAID LOT 3. THAT PORTION TO BE VACATED SHALL EXTEND FROM THE EAST LINE OF THE 20-FOOT UTILITY EASEMENT, CENTERED ON THE WEST LOT LINE OF SAID LOT, AND SHALL EXTEND TO THE EAST LOT LINE OF LOT 3. THE VACATED EASEMENT AREA CONTAINS 0.086 ACRES OF LAND, MORE OR LESS.

If you have any further questions, please feel free to contact me.

Very truly yours,

Mark L. Strong

P.E., P.S., President

Engineering Vision, Inc.



5812 Industrial Rd.
Fort Wayne, IN 46825

260-484-2748

COMES NOW the Town Council of the Town of Huntertown, State of Indiana, pursuant to authority vested in it by Indiana Code § 36-7 et. seq., as amended, and enacts the following ordinance.

Ordinance No. 2024- 002

WHEREAS petitioner, Springmill Woods Development, LLC filed Petition REZ-2024-0054 with the Allen County Department of Planning Services; and,

WHEREAS the Allen County Plan Commission held a public hearing on this Petition on the 14th day of December 2023; and,

WHEREAS, after deliberating, the Plan Commission adopted Findings of Fact for this Petition and resolved to recommend the approximate 28.06 acres of real estate referenced in the Petition be reclassified to R1/Single Family Residential; now, therefore,

BE IT ORDAINED by the Town Council of the Town of Huntertown, State of Indiana, that the Council concurs with the Plan Commission’s recommendation and approves this Petition;

BE IT FURTHER ORDAINED that the Allen County Plan Commission’s Findings of Fact for this Petition be adopted as the Findings of Fact for this Council;

ENACTED THIS _____ day of _____, 2024.

**THE TOWN COUNCIL OF THE TOWN OF
HUNTERTOWN, STATE OF INDIANA**

By: _____
Brandon Seifert, Council President

By: _____
Patricia Freck, Council Vice President

By: _____
Mike Aker, Council Member

By: _____
Bradley Hite, Council Member

By: _____
Tina McDonald, Council Member

Attest:

Ryan Schwab, Clerk-Treasurer

DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE
200 EAST BERRY
FORT WAYNE, IN 46802

260-449-7607
260-449-7682
WWW.ALLENCOUNTY.US

MEMORANDUM

To: Beth Shellman, Town Manager, Huntertown
From: Karen Couture, Associate Land Use Planner
Date: January 4, 2024
RE: Rezoning Petition REZ-2023-0054 – Ravenswood Extended
Vacation Petition VEAS-2023-0002 - Twin Eagles Lot 3

Please find attached the ~~Ordinance, Resolution, Findings of Fact and other Plan Commission~~ information for the Rezoning Petition REZ-2023-0054 – Ravenswood Extended and ~~Vacation Petition VEAS-2023-0002 - Twin Eagles Lot 3.~~

Please send a signed copy of the Ordinances back to DPS when Council has taken action. A scanned copy is fine.

If you would like DPS staff to be present at the Council meeting, please do not hesitate to ask.

Thank you!

**Department of Planning Services
Rezoning Petition Application**

Applicant
Applicant Springmill Woods Development, LLC
Address 9430 Lima Road
City Fort Wayne State IN Zip 46818
Telephone 260-489-4433 E-mail jamie@lanciahomes.com

Contact Person
Contact Person Jamie Lancia
Address same
City _____ State _____ Zip _____
Telephone _____ E-mail _____

All staff correspondence will be sent only to the designated contact person.

Request
☒ Allen County Planning Jurisdiction ☐ City of Fort Wayne Planning Jurisdiction
Address of the property 12500 Block of Winding Vine Run
Present Zoning AR Proposed Zoning R1 Acreage to be rezoned _____
Proposed density 1.8 units per acre
Township name Perry Township section # 29
Purpose of rezoning (attach additional page if necessary) _____
To permit the platting of a 50 lot subdivision named Ravenswood Extended
Sewer provider Town of Huntertown Water provider Town of Huntertown

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
☒ Applicable filing fee
☒ Applicable number of surveys showing area to be rezoned (plans must be folded)
☒ Legal Description of parcel to be rezoned
☒ Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

Springmill Woods Development, LLC [Signature] 11-2-23
(printed name of applicant) (signature of applicant) (date)
PEGGY LUCHIES [Signature] 11-2-23
(printed name of property owner) (signature of property owner) (date)
Thomas HLuchies [Signature] 11/02/2023
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

Received <u>11-6-23</u>	Receipt No. <u>144386</u>	Hearing Date <u>REZ-2023-0034</u>	Petition No. <u>11-2-23</u>
----------------------------	------------------------------	--------------------------------------	--------------------------------

PEGGY LUCHIES [Signature] 11-2-23
(printed name of property owner) (signature of property owner) (date)

Peggy Luchies Peggy Luchies 11-2-23
(printed name of property owner) (signature of property owner) (date)

Thomas HLuchies Thomas HLuchies 11/02/2023
(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

(printed name of property owner) (signature of property owner) (date)

REZONING FACT SHEET

Petition #REZ-2023-0054		Project Start: November 2023
APPLICANT:	Springmill Woods Development, LLC	
REQUEST:	To rezone property from AR/Low Intensity Residential to R1/Single Family Residential and to approve a 50-lot primary plat.	
LOCATION:	South of 12612 Winding Vine Run and north of West Carroll Road (Section 29 of Perry Township)	
LAND AREA:	28.062 acres	
PRESENT ZONING:	AR/Low Intensity Residential	
PROPOSED ZONING:	R1/Single Family Residential	

14 December 2023 Plan Commission Public Hearing

- Two people spoke in support and/or with concerns.
- James Wolff was not present.

21 December 2023 Business Meeting

Plan Commission Recommendation: DO PASS

- A motion was made by James Wolff and seconded by Adam Day to return the ordinance to the Town Council of the Town of Huntertown for their final decision.
- **9-0 MOTION PASSED**

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
December 21, 2023

PROJECT SUMMARY

The applicant desires to rezone 28 acres for a 50-lot subdivision. The general area is surrounded by subdivisions, like the original Ravenswood (rezoned in 2004), Tuscany (2011), and Shearwater (2004). However, the only point of interconnection is through the developed Ravenswood subdivision. Therefore, the petition maintains Southeast Huntertown's development pattern of single-family subdivisions.

In association with the rezone, a primary plat was filed for 50 developable lots and two large common areas on account of wetlands, soil condition, etc. Two of the lots face the dead-ending, former West Carroll Road, which was a primary east-west artery before abating the curve in the road sometime between 2006 and 2008. These lots do not have access to the remainder of the subdivision, most likely due to poor soils or wetlands. Access to the primary part of the subdivision is through Winding Vine Run, which is part of the original Ravenswood subdivision, originally rezoned in 2004. Ravenswood's access is via Hathaway Road, which is about 2,600 feet north of the existing part of Ravenswood. Wet detention is provided in both blocks A and B. Lots appear to meet width and size requirements per the zoning ordinance.

One special request the applicant is seeking is for an extension of a cul-de-sac lot from 800 feet to 950 feet. The Plan Commission can make a special request if a topographic site constraint exists. The applicant will need to prove what hardship necessitates the 150-foot extension. An alternate idea for the street extension would be a point of interconnection to the south, since the boundary is only about 500 feet from Carroll Road (compared to nearly 2,600 feet from Hathaway Road). Another option is to add a penultimate eyebrow style cul-de-sac before the ultimate cul-de-sac at the end of Winding Vine Run. One note is that the interconnection point to the south would not be required per ordinance (since the farm lot is developed) but would just be in place to not need the street extension. The Highway Department may want to be added to that conversation as well, since the intersection between the new and former Carroll Roads is at an awkward angle.

PUBLIC HEARING SUMMARY:

Presenter: Jamie Lancia, developer, presented the project to the Plan Commission, as outlined above.

Public Comments:

Diana Lute (881 Perolla Dr) – Concerns with separation; drainage; preservation of trees.

Andrew Hobson (12612 Winding Vine Run) – Concerns with public transportation; traffic; wetland preservation; flooding; access.

Closing Comments:

Jamie Lancia stated that they have made it a tradition of making drainage better.

COMES NOW the Advisory Plan Commission of the County of Allen, State of Indiana, pursuant to authority vested in it by Indiana Code § 36-7-4 et.seq. and Allen County Code Title 3, both as amended, and adopts the following resolution.

**Resolution of the
Allen County Plan Commission
Regarding Zoning Map Amendment**

WHEREAS the Allen County Department of Planning Services received a proposed map amendment on November 6, 2023 which it designated subsequently as Rezoning Petition REZ-2023-0054; and,

WHEREAS the Allen County Department of Planning Services provided for publication of a public hearing notice on the proposed map amendment in *The Journal Gazette* according to law; and,

WHEREAS the Allen County Plan Commission conducted a public hearing on the proposed map amendment on December 14, 2023; and,

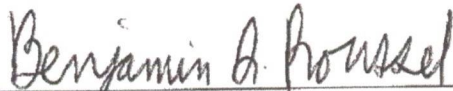
WHEREAS the Allen County Plan Commission considered the petition in light of comprehensive plan and the zoning ordinance requirements; now, therefore,

BE IT RESOLVED by the Allen County Plan Commission, meeting in open session, that a resolution and proposed ordinance be sent to the Town Council of the Town of Huntertown, State of Indiana, recommending that the proposed map amendment DO PASS approximately 28.06 acres to R1/Single Family Residential;

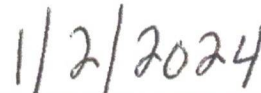
BE IT FURTHER RESOLVED that the Allen County Plan Commission's Findings of Fact setting forth its reasons for this recommended action be included with the resolution and proposed ordinance resolving Rezoning Petition REZ-2023-0054 and,

BE IT FINALLY RESOLVED that the Executive Director of the Allen County Department of Planning Services be directed to execute this Resolution on behalf of the Allen County Plan Commission and to present a copy of it to the Town Council of the Town of Huntertown, State of Indiana;

ADOPTED THIS 21st day of December 2023.



Benjamin J. Roussel
Executive Director, DPS
Secretary to the Allen County Plan Commission



Date of Signature

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Rezoning Petition REZ-2023-0054

APPLICANT: Springmill Woods Development, LLC
REQUEST: To rezone from AR to R1
LOCATION: South of 12612 Winding Vine Run and north of West Carroll Road (Section 29 of Perry Township)
LAND AREA: 28.062 acres
PRESENT ZONING: AR/Low Intensity Residential
PROPOSED ZONING: R1/Single Family Residential

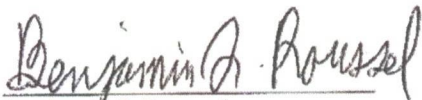
In preparing and considering proposals for rezoning, I.C. 36-7-4-603 states that the Plan Commission and legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

The Plan Commission recommends that Rezoning Petition REZ-2023-0054 be returned to the Huntertown Town Council with a recommendation of "Do Pass" after considering the following:

1. Approval of the rezoning request will be in substantial compliance with the Allen County Comprehensive Plan, and should not establish an undesirable precedent in the area. The site is within the infill area of the Comprehensive Plan, and the site is surrounded by existing R1 zoning.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The current conditions in the area is single family residential, and the R1 zoning will maintain that pattern of development.
3. Approval is consistent with the preservation of property values in the area. This proposal will provide more housing in a burgeoning area of Allen County. Improvements to the existing conditions should stabilize, if not improve, surrounding properties.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. Review by County and City engineering departments indicates that the site can be developed for the proposed uses and adequate infrastructure is available to service the site.

These findings approved by the Allen County Plan Commission on December 21, 2023.



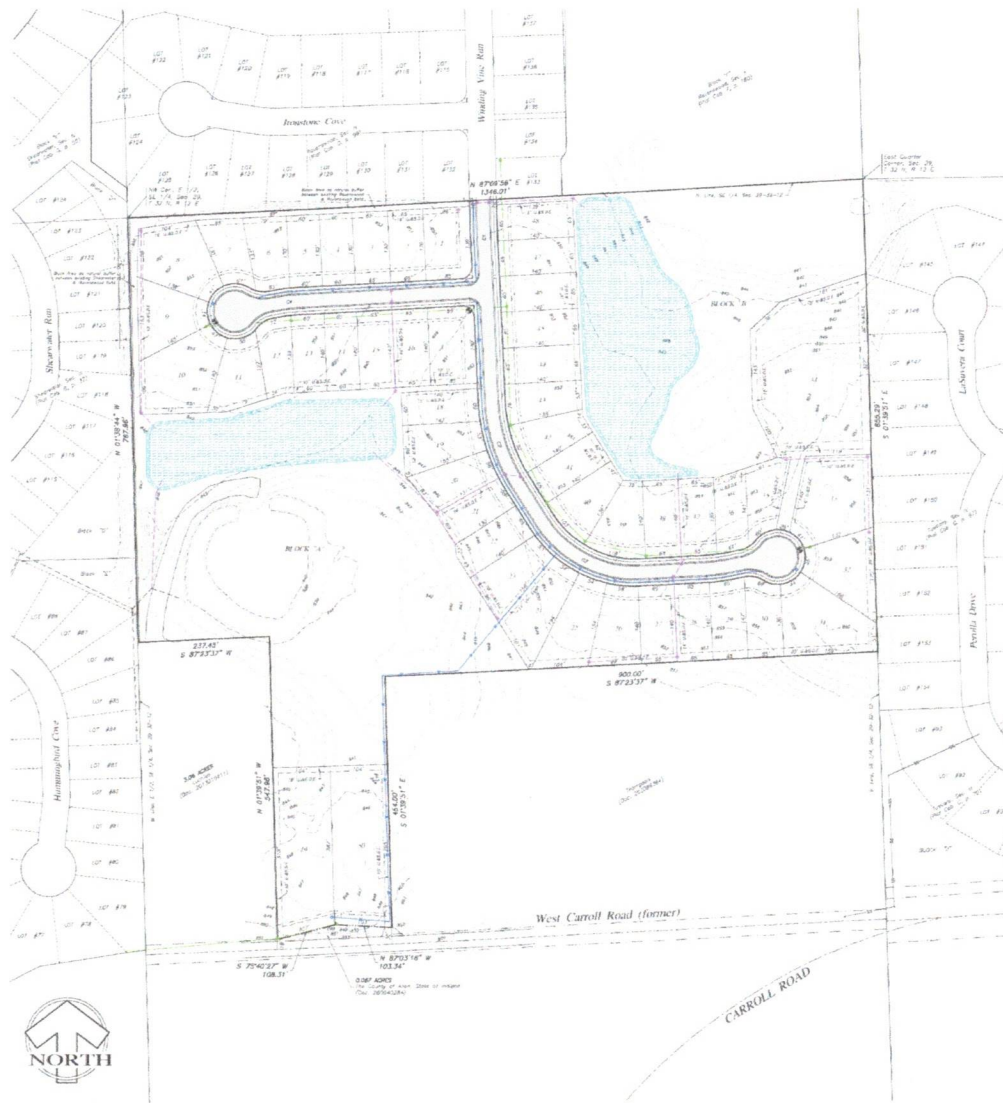
Benjamin J. Roussel
Executive Director
Secretary to the Commission













RAVENSWOOD EXTENDED

Developer:	Surveyor:
Springmill Woods Development, LLC	Starr Land Surveying, Inc.
9130 Lima Road	1403 1/2 Illinois Road, Suite C
Fort Wayne, IN 46818	Fort Wayne, IN 46814
Tel: 260/489-4433	Tel: 260/469-3300

[illegible]

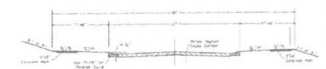
1-27	AREA	1-28	AREA
1	0.0000	28	7.1833
2	0.0012	29	7.2833
3	0.0025	30	7.3833
4	0.0038	31	7.4833
5	0.0051	32	7.5833
6	0.0064	33	7.6833
7	0.0077	34	7.7833
8	0.0090	35	7.8833
9	0.0103	36	7.9833
10	0.0116	37	8.0833
11	0.0129	38	8.1833
12	0.0142	39	8.2833
13	0.0155	40	8.3833
14	0.0168	41	8.4833
15	0.0181	42	8.5833
16	0.0194	43	8.6833
17	0.0207	44	8.7833
18	0.0220	45	8.8833
19	0.0233	46	8.9833
20	0.0246	47	9.0833
21	0.0259	48	9.1833
22	0.0272	49	9.2833
23	0.0285	50	9.3833
24	0.0298	51	9.4833
25	0.0311	52	9.5833
26	0.0324	53	9.6833
27	0.0337	54	9.7833



 Mile
 Memorial
 Fire Hydrant
 Proposed Lake
 Proposed Street Light
 Proposed Sanitary Sewer
 Proposed Storm Sewer
 Proposed Water Line
 Existing Sanitary Sewer
 Existing Storm Sewer
 Existing Water Line
 Existing Overhead Electric

[illegible]

Notes:
 All right-of-ways for proposed streets are 50 feet wide.
 All lot closures are 50 feet wide.
 All Front Building Lines are 75 feet from the proposed right-of-way.
 All front yard setbacks are 50 feet unless otherwise shown.
 U.S.D.E. denotes Utility & Surface Damage Easement.
 All datum elevations are NAVD 83 datum.



TYPICAL STREET CROSS-SECTION

RAVENSWOOD EXTENDED DESCRIPTION:

Part of the Southeast Quarter of Section 29, Township 32 North, Range 12 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Beginning at the East Quarter corner of said Section 29, being marked by a #5 rebar; thence South 01 degrees 39 minutes 51 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the East line of said Southeast Quarter, a distance of 855.29 feet to a #5 rebar at the Northeast corner of a tract of real estate described in a deed to Joseph H. Thompson in Document Number 203086364 in the Office of the Recorder of Allen County, Indiana; thence South 87 degrees 23 minutes 37 seconds West, on and along the North line of said Thompson tract, a distance of 900.00 feet to a #5 rebar at the Northwest corner thereof; thence South 01 degrees 39 minutes 51 seconds East, on and along the West line of said Thompson tract, a distance of 454.00 feet to a #5 rebar at the Northeast corner of a 0.067 acre tract of real estate described in a deed to The County of Allen, State of Indiana, in Document Number 200040284 in the Office of said Recorder; thence North 87 degrees 03 minutes 16 seconds West, on and along a North line of said 0.067 acre tract, a distance of 103.34 feet to a #5 rebar; thence South 75 degrees 40 minutes 27 seconds West, continuing on and along said North line, a distance of 108.31 feet to a #5 rebar at the Northwest corner of said 0.067 acre tract, being a point on the East line of a 3.06 acre tract of real estate described in a deed to Thomas H. Luchies and Peggy J. Luchies in Document Number 2013015411 in the Office of said Recorder; thence North 01 degrees 39 minutes 51 seconds West, on and along said West line, a distance of 547.98 feet to a #5 rebar at the Northeast corner of said 3.06 acre tract; thence South 87 degrees 23 minutes 37 seconds West, on and along the North line of said 3.06 acre tract, a distance of 237.45 feet to a #5 rebar at the Northwest corner thereof, being a point on the West line of the East Half of said Southeast Quarter; thence North 01 degrees 38 minutes 44 seconds West, on and along said West line, a distance of 767.96 feet to a #5 rebar at the Northwest corner of the East Half of said Southeast Quarter; thence North 87 degrees 09 minutes 56 seconds East, on and along the North line of said Southeast Quarter, a distance of 1346.01 feet to the point of beginning, containing 28.062 acres of land, and subject to all easements of record.

Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

This follows the comprehensive plan because it creates housing in an area where housing has been rapidly growing for the last decade.

- (2) Current conditions and the character of current structures and uses in the district;

This is a field surrounded by residential developments in Perry Township. No current structures will be impacted by this development.

- (3) The most desirable use for which the land in the district is adapted;

This is a field surrounded by similar residential developments in Perry Township which makes this the most desirable use for this parcel.

- (4) The conservation of property values throughout the jurisdiction;

This development will maintain or raise surrounding property values on neighboring parcels.

- (5) Responsible development and growth.

This fully shows responsible development and growth again with this being situated and surrounded by similar developments.

COMPLETE FILING TO INCLUDE:

- ☐ Filing Fee
- ☐ Complete application signed by property owner*
- ☐ Legal description (in Word document format)*
- ☐ Boundary/Utility Survey*
- ☐ Rezoning Criteria *
- ☐ Written Commitment (if applicable)*

**All documents may be digital*



DEPARTMENT OF PLANNING SERVICES

SUITE 150, CITIZENS SQUARE
200 EAST BERRY
FORT WAYNE, IN 46802

260-449-7607
260-449-7682
WWW.ALLENCOUNTY.US

TO: All interested persons
FROM: Jonathan Bramblewood, Associate Land Use Planner
RE: Public hearing notice
DATE: December 27, 2023

The City of Fort Wayne Board of Zoning Appeals will hold a public hearing on **Wednesday January 17, 2024 beginning at 1:00 P.M. in Room 35 of Citizens Square, 200 East Berry Street**. To seek input on these issues, the Board has asked us to inform you of this public hearing and encourage you to attend. Included on the agenda is the following request.

PROPOSAL: UVAR-2023-0062 & DSV-2023-0151
APPLICANT: Charles Miller – Divine Mercy Funeral Home
REQUEST 1: An appeal to permit multiple roof signs in an R1 zoning district.
REQUEST 2: An appeal to: 1) increase the maximum number of freestanding signs from 1 to 2;
2) increase the maximum sign height; and 3) increase the maximum sign square
footage for 2 freestanding signs in an R1 zoning district.
LOCATION: 1986 W Cedar Canyons Road, Huntertown
PRESENT ZONING: R1/Single Family Residential
LAND AREA: 0.68 acres

AFTER JANUARY 12, 2024 PLEASE GO TO OUR WEBSITE <https://in-allencounty.civicplus.com/694/Boards-of-Zoning-Appeals> FOR ADDITIONAL INFORMATION CONCERNING THIS SPECIFIC REQUEST. If you do not have internet access and need copies of the staff reports or final decisions, please contact our office.

If you are unable to attend the hearing but want to be heard, or, if you are planning to attend and wish to submit information for review, please have your comments to us before **12:00 p.m. on Tuesday, January 16, 2024**. This will allow us to have the information ready before the hearing.

Thank you for your attention to this matter. Please call or email a Board of Zoning Appeals staff member if you have any questions at 260-449-7607 or ACFWBZAZHO@allencounty.us.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Allen County, should contact Allen County Title VI Coordinator Laura Maser, (260) 449-7555, laura.maser@allencounty.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Allen County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed. The meeting is open to the public.

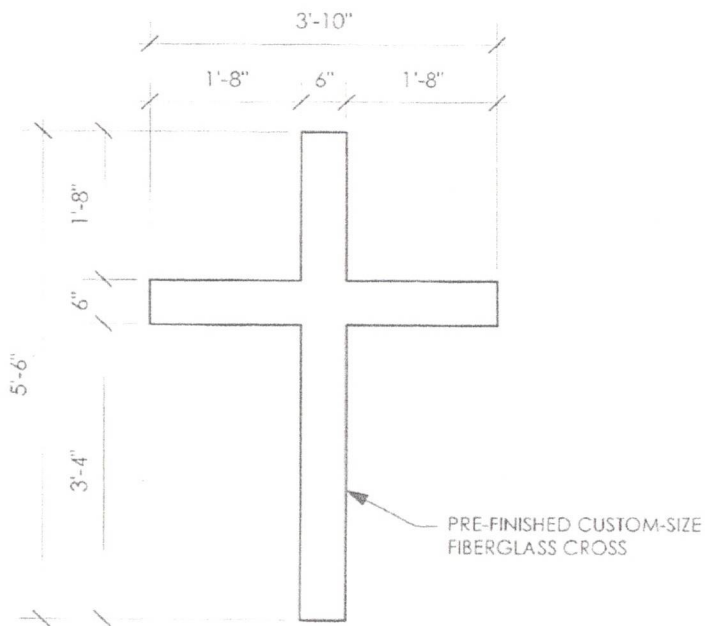


1 LAKE AVENUE FACILITY PHOTOGRAPH
NOT TO SCALE

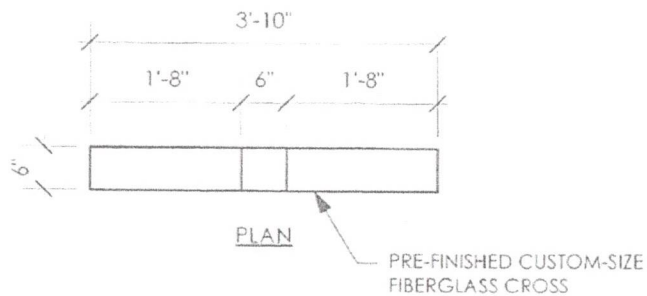
NOTE: WEST CEDAR CANYONS ROAD FACILITY FRONT ELEVATION IS NEARLY IDENTICAL TO THE FRONT ELEVATION OF THE LAKE AVENUE FACILITY PICTURED HERE.

DIVINE MERCY FUNERAL
HOME - CEDAR CANYONS
SHEET UV-4

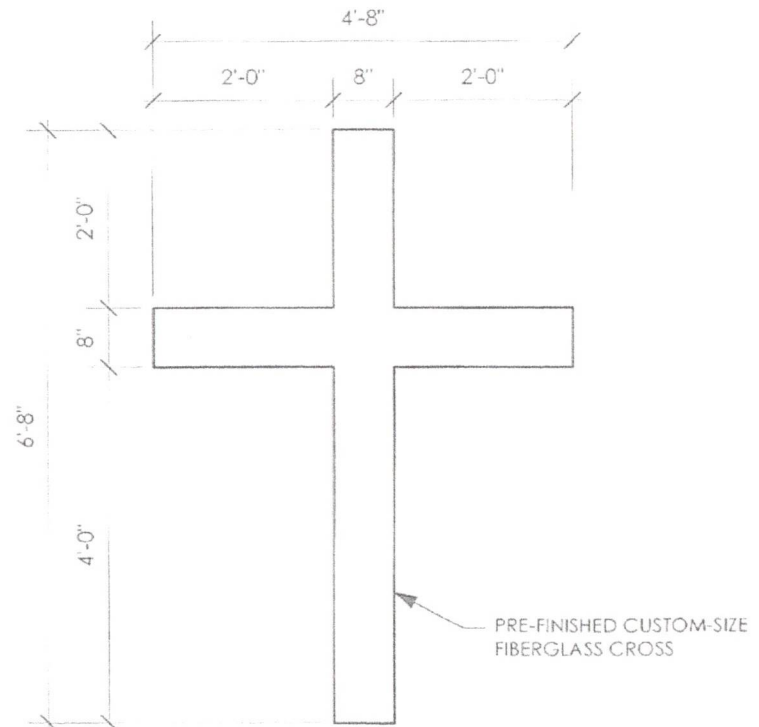
Date: 11/20/23 Comm. No. 1834
Grinsfelder Associates Architects, inc.



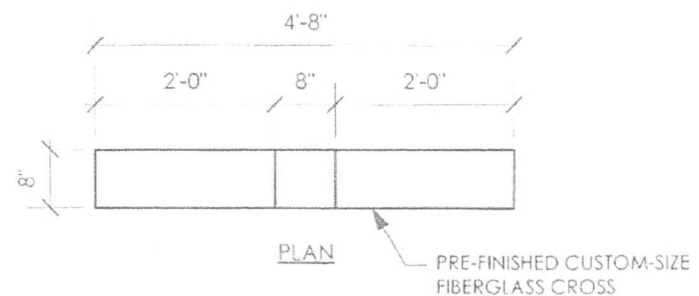
ELEVATION



2 CROSS 'B' DETAIL
SCALE: 1/2" = 1'-0"



ELEVATION



1 CROSS 'A' DETAIL
SCALE: 1/2" = 1'-0"

DIVINE MERCY FUNERAL
HOME - CEDAR CANYONS

SHEET UV-3

Date: 11/20/23 Comm. No. 1834

Grinsfelder Associates Architects, inc.

USE VARIANCE APPLICATION

Use Variance Applications will not be accepted unless the following four items are included with your application.

Complete Application Requirements

- ☐ A Completed Application – Sections 1 through 6 must be completed and signed
- ☐ Applicable filing fee (check payable to the Allen County Treasurer) \$ 500.00
(If mailing application, please mail to the address below)
- ☐ Detailed Site Plan (please see Site Plan Example supplement for specific inclusion information)
- ☐ Copy of most recent Recorded Deed with Legal Description

*****This application will be placed on the next applicable public hearing agenda when all completed application requirements have been submitted.*****

Section 1: Request

Request (Operation Description) Provide three roof-mounted crosses on new funeral home

Location 1986 W Cedar Canyons Road City Huntertown Zip 46748

Renewal: ☐ Yes ☒ No If yes, most recent petition number _____

Septic: ☐ Yes ☒ No

Section 2: Applicant

Applicant Charles Miller, Divine Mercy Funeral Home

Address 3500 Lake Avenue

City Fort Wayne State IN Zip 46805 Telephone 260-426-2044

E-mail cmiller@divinemercyfuneralhome.org

Section 3: Property Owner

Current Property Owner Roman Catholic Diocese of Fort Wayne-South Bend

Address 915 S. Clinton Street

City Fort Wayne State IN Zip 46802 Telephone 260-399-1416

E-mail jryan@diocesefwsb.org

Section 4: Applicant's Representative

Applicant's Representative William Carr, Grinsfelder Associates Architects, Inc.

Address 520 S. Calhoun, Suite 201

City Fort Wayne State IN Zip 46802 Telephone 260-424-5942

E-mail billcarr@grinsfelderarchitects.com



The Board of Zoning Appeals may consider use variances pursuant to IC 36-7-4-918.4. The Board must make a written determination that the request meets of the five following criteria (described as legal tests) in order for the request to be approved. Please provide your responses for consideration by the Board and Hearing Officer in review of your application:

**Section 5:
Legal Tests Questionnaire**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

Please see attached response.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

Please see attached response.

3. The need for the variance arises from some condition peculiar to the property involved;

Please see attached response.

4. The strict application of the terms of the ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought;

Please see attached response.

5. The approval does not interfere substantially with the Comprehensive Plan or any other plan duly adopted by the Board of Commissioners.

Please see attached response.



Please provide your responses for consideration by the Board, Hearing Officer, and Staff in review of your application. If any information request is not applicable to your request, please write "N/A" (not applicable) next to the question:

1. Specific days and hours of operation, to include all days open and closed:
N/A
2. On-site staffing of the operation:
Number of full-time staff: N/A (including you) Number of part-time staff: N/A
3. On-site signage (*please also note this information on the site plan*):
 Freestanding ☒ Yes ☐ No If yes, please provide:
 Number: 2 Dimensions: 18' W x 3' D (feet) Height: 11'-10" (feet)
 Is the sign illuminated: ☒ Yes ☐ No If yes please indicate lighting type below:
 (i.e. internal/external illumination, digital messaging): External floodlight
 Wall Mounted ☐ Yes ☒ No If yes, please provide:
 Number: Sign Dimensions: (feet)
 Is this sign illuminated: ☐ Yes ☐ No If yes please indicate lighting type below:
 (i.e. internal/external illumination, digital messaging):
4. Exterior lights (*please also note this information on the site plan*): N/A
Downward Directed Sharp Cut-Off Style Lighting is required per Zoning Ordinances
 Building Mounted: ☐ Yes ☐ No
 Freestanding Poles: ☐ Yes ☐ No Freestanding Light Heights:
 Confirm Proposed Lights are Downward Directed and Sharp Cut-Off Style: ☐ Yes ☐ No
5. Exterior Storage (*please also note this information on the site plan*):
 Items stored (to include all business related vehicles, trailers, trucks and similar items):
 N/A
 Dimensions of storage area: Maximum height : (feet)
 Hours and days these items are located here:
6. Parking, and related on-site exterior storage operational paths surface material(s)
 (*please also note this information on the site plan*):
 N/A
7. Exterior waste receptacle: ☐ Yes ☐ No ☒ N/A
 • If yes, please provide type and location on the site plan
8. Landscaping and screening materials of parking, exterior storage, and waste receptacles (*please note this information on the site plan and provide more details if necessary below*):
 N/A



Section 6:
Operation Information Continued

9. Hazardous material use: ☐ Yes ☐ No ☒ N/A

• If yes, please provide materials and the method of disposal:

10. Describe the noise level of your business operations during an average operation week:

N/A

11. Square footage of interior business operations (if operation will be in a portion of building, indicate the size of building and submit an interior building floorplan noting the business operation area):

N/A

12. Estimated time for new construction or beginning operation:

September, 2024

13. Is this property subject to:

Deed restrictions and/ or covenants: ☐ Yes ☒ No

An active neighborhood association: ☐ Yes ☒ No

• If yes, does this operation conflict with any of these: ☐ Yes ☒ No



YOU ARE WELCOME TO SUPPLY COPIES OF ANY ADDITIONAL INFORMATION THAT MAY CLARIFY AND SUPPORT YOUR REQUEST OR IF ADDITIONAL SPACE IS NEEDED TO SUPPLEMENT THE ABOVE INFORMATION.

I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the City of Fort Wayne Zoning Ordinance or the Allen County Zoning Ordinances (whichever is applicable to the property), as well as all procedures and policies of the City of Fort Wayne Board of Zoning Appeals or the Allen County Board of Zoning Appeals. In addition, I/We acknowledge that if the zoning board approves my request that the board may impose certain conditions of approval and/or impose a written commitment as part of the zoning board's decision. I/We also acknowledge that, as the applicant, I have the burden of providing evidence showing compliance with the applicable legal criteria and, depending on the circumstances, the zoning board may or may not approve my request. I/We affirm that the above information is true and accurate and that if any information submitted by me/us is false or inaccurate, then zoning board may deny my request.

Charles Miller

(printed name of applicant)

(signature of applicant)

11/27/2023

(date)

Joseph Ryan

(printed name of all current property owners)

(signature of all current property owners)

11/28/23

(date)

I/WE HEREBY AUTHORIZE AND CONSENT TO THE ON-SITE INSPECTION OF THE PROPERTY SUBJECT TO THIS ZONING APPLICATION BY THE DEPARTMENT OF PLANNING SERVICES FOR PURPOSES OF VERIFYING THE INFORMATION IN THIS APPLICATION AND FOR PURPOSES OF DETERMINING COMPLIANCE WITH THE APPLICABLE ZONING ORDINANCE.

Charles Miller

(printed name of applicant)

(signature of applicant)

11/27/2023

(date)

Joseph Ryan

(printed name of all current property owners)

(signature of all current property owners)

11/28/23

(date)

Office Use Only – Do Not Fill Out Information Below this Line

☒ Board of Zoning Appeals ☐ Hearing Officer

☒ AC Planning Jurisdiction ☐ FW Planning Jurisdiction ☐ _____ Planning Jurisdiction

Payment Type: ☐ Cash ☐ Check ☐ Credit Card

Check #/Credit Card Approval #/Cash Amount: 38077 Receipt #: 144527

Historic District: ☐ Yes ☐ No Floodplain: ☐ Yes ☐ No AOD: ☐ Yes District: _____ ☐ No

Zoning: _____ Neighborhoods: _____

Received: 11/30 Hearing Date: _____ Petition No.: _____

Department of Planning Services • 200 East Berry Street • Suite 150 Citizens Square • Fort Wayne, Indiana • 46802
Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us

October 2015



Section 5, Question 1 Response:

- 1) To ensure the safety of the public, the substructure for the crosses has been designed by a licensed structural engineer, and the crosses will be provided by a reputable American company to meet specification standards.
- 2) By locating the crosses on the roof, they will not obstruct views of either pedestrians or vehicle operators.
- 3) The crosses will make the building instantly recognizable as a Christian facility.
- 4) Because they do not include internal illumination, the crosses will not create light pollution for neighbors.

Section 5, Question 2 Response:

The property, which was assessed in 2023 with a value of less than twenty-five thousand dollars, is receiving a multimillion-dollar investment through the development of the new Divine Mercy Funeral Home. In addition to dramatically increasing the assessed value of the property itself, this investment will enhance neighboring property values as well.

Section 5, Question 3 Response

The exclusion of roof-mounted crosses negates historical precedence within Allen County since its early days of development. Thousands of religious institutions within Allen County utilize roof-mounted crosses to establish their Christian identity.

Section 5, Question 4 Response

In order to establish branding for Divine Mercy Funeral Home, the front elevation of the building is nearly identical to the front elevation of its sister facility located on Lake Avenue in Fort Wayne. The Lake Avenue facility includes three crosses on the front elevation to identify the religious nature of the building. Three identical crosses are planned for the West Cedar Canyons Road building and identify the religious nature of the new building. Roof-mounted crosses are commonplace throughout Allen County to identify religious structures. A photograph of the crosses mounted on the Lake Avenue facility is included on Sheet UV-4.

Section 5, Question 5 Response

The Special Use of the property for the development of a funeral home has already been approved by the Board of Zoning Appeals, which clearly identifies that there is no conflict between the proposed development and the Comprehensive plan or any other plans duly adopted by the Board of

Commissioners. The addition of roof-mounted crosses does not alter the use of the property from that which was already approved by the Board of Zoning Appeals.

RECEIPT

TOWN OF HUNTERTOWN

P O BOX 95

HUNTERTOWN IN 46748-0095

Telephone: 260-637-5058 Fax: 260-637-5891

Receipt No: 13622

Date: 12/31/2023

Time: 13:23:13

Received From: TOWN OF HUNTERTOWN

Fund	Object	Bank	Title Check/Ref #	Description	Project	Payment Type	Amount
1101	499.000		0	GENERAL-MISCELLANEOUS 2021 OUTSTANDING CHECK		Check	258.00
6101	990.000		1	WATER-OTHER-MISCELLAN 2021 OUTSTANDING CHECKS (31)		Check	1093.34
6201	990.000		2	SEWER-OTHER- 2021 OUTSTANDING CHECKS (2)		Check	330.82

***** Total *** 1682.16****RYAN SCHWAB**

CLERK-TREASURER

Bank Rec - Outstanding Transactions

Date : 01/02/2024 01:19:02 PM

BANK_REC_TRANS.FRX

Bank Rec. Batch - 0

STARTING

User ID: RYAN

Bank - 0-FARMERS & MERCHANTS

BALANCE

8379656.83

TYPE	CHECK #	DATE	NAME	APV #	RECEIPT AMOUNT	DISBURSEMENT AMOUNT
CHECK	9002	08/10/2021	HOTEL CARMICHAEL		0.00	258.00
CHECK	10397	12/05/2023	O.W. KROHN & ASSOCIATES, LLP	44099	0.00	748.34
CHECK	10407	12/05/2023	CASHEL ENTERPRISES INC.	44164	0.00	39.16
CHECK	10430	12/19/2023	CHIEF MACHINE & CERAKOTE LLC	44230	0.00	35.00
CHECK	10438	12/20/2023	DARREN E VOGT AGENCY INC	44257	0.00	1000.00
CHECK	10447	12/29/2023	GAI CONSULTANTS INC.	44290	0.00	145.00
CHECK	10448	12/29/2023	ENGINEERING RESOURCES, INC	44291	0.00	10510.00
CHECK	10449	12/29/2023	ATOMIC WATER SOLUTIONS, LLC	44294	0.00	33.00
CHECK	10450	12/29/2023	GETTIN' LIT DIESEL LLC	44296	0.00	124.70
CHECK	10451	12/29/2023	USI CONSULTANTS INC	44299	0.00	6333.97
CHECK	10452	12/29/2023	FEIGHNER INSURANCE INC.	44303	0.00	168.30
CHECK	10453	12/29/2023	CITY OF FORT WAYNE	44307	0.00	505.23
CHECK	10454	12/29/2023	GARCIA CONCRETE CONST., INC.	44308	0.00	8000.00
CHECK	10455	12/29/2023	WATERLOO HEAVY EQUIPMENT, LLC	44311	0.00	660.00
CHECK	10456	12/29/2023	ADAM PLUMBING OF FORT WAYNE INC	44313	0.00	126.50
CHECK	10457	12/29/2023	INDIANA MICHIGAN POWER	44314	0.00	407.87
CHECK	10458	12/29/2023	LINDE GAS & EQUIPMENT INC.	44317	0.00	41.64
CHECK	10459	12/29/2023	D&L TREE	44378	0.00	1200.00
CHECK	10460	12/29/2023	THE OHIO CASUALTY INSURANCE COMPANY	44381	0.00	975.00
*** GRAND TOTAL ***					0.00	31311.71
					*** TOTAL AMOUNT ***	-31311.71

Bank Rec - Outstanding Transactions

Date : 01/02/2024 01:19:30 PM

BANK_REC_TRANS.FRX

Bank Rec. Batch - 1

STARTING

Bank - 1-FARMERS & MERCHANTS

BALANCE

3309251.82

User ID: RYAN

TYPE	CHECK #	DATE	NAME	APV #	RECEIPT AMOUNT	DISBURSEMENT AMOUNT
CHECK	15476	01/20/2021	MITCH BRINK		0.00	25.00
CHECK	15573	03/02/2021	MELISSA SHOPPELL		0.00	25.00
CHECK	15578	03/02/2021	CULLEN & KATHRYN FISHER		0.00	25.00
CHECK	15647	04/06/2021	EMILY CROPPER		0.00	25.00
CHECK	15650	04/06/2021	ANDRUW KRIEGER		0.00	25.00
CHECK	15774	05/18/2021	STEVE HUS		0.00	25.00
CHECK	15777	05/18/2021	SHANDA HILDENBRAND		0.00	25.00
CHECK	15839	06/22/2021	JOSH COOPER		0.00	25.00
CHECK	15846	06/22/2021	NICK FOX		0.00	25.00
CHECK	15850	06/22/2021	TONY FERRELL		0.00	25.00
CHECK	15867	07/07/2021	ESTHER MAKUBA		0.00	25.00
CHECK	15933	08/03/2021	ALLEN MARTIN		0.00	25.00
CHECK	15962	08/03/2021	ROBIN TURNER		0.00	25.00
CHECK	15967	08/03/2021	ASHLEY BROWN		0.00	25.00
CHECK	16002	09/08/2021	PHIL BARTROM		0.00	25.00
CHECK	16038	09/08/2021	ALLCALL MESSAGING CENTER, INC.		0.00	135.82
CHECK	16068	09/21/2021	ALLIANCE OF INDIANA RURAL		0.00	195.00
CHECK	16100	10/04/2021	AARON CLARK		0.00	25.00
CHECK	16105	10/04/2021	SOE SHWE		0.00	25.00
CHECK	16107	10/04/2021	AMANDA STAHL		0.00	25.00
CHECK	16113	10/04/2021	MORGAN JACOBS		0.00	25.00
CHECK	16156	10/19/2021	NATHAN OCHOA		0.00	41.50
CHECK	16183	11/02/2021	CHRIS CUSACK		0.00	25.00
CHECK	16186	11/02/2021	ERICA GARCIA		0.00	25.00
CHECK	16190	11/02/2021	MICHAEL & NICOLLE MEADE		0.00	25.00
CHECK	16210	11/02/2021	MIESHA BROWN		0.00	25.00
CHECK	16276	12/07/2021	TRENT BUSSEN		0.00	46.02
CHECK	16277	12/07/2021	DANIEL DUMFORD		0.00	25.00
CHECK	16282	12/07/2021	SHEYANN STRAUB		0.00	25.00
CHECK	16294	12/07/2021	KEVIN HINTERBERG		0.00	25.00
CHECK	16347	12/22/2021	PATRICK ROMERO		0.00	25.00
CHECK	16422	02/08/2022	TYNE MCCLENDON		0.00	25.00
CHECK	16434	02/08/2022	JAMES FRUSHOUR		0.00	25.00
CHECK	16561	04/05/2022	DARRYL GRAYSON		0.00	25.00
CHECK	16562	04/05/2022	WILLIAM FINCH		0.00	25.00
CHECK	16606	04/19/2022	CARRIE HUNTER		0.00	25.00
CHECK	16641	05/03/2022	JUSTYN WOODS		0.00	25.00
CHECK	16698	06/07/2022	JOHN LEMLER		0.00	25.00
CHECK	16757	07/05/2022	MARCUS HAMPTON		0.00	25.00
CHECK	16771	07/05/2022	SHELDON CHAN		0.00	25.00
CHECK	16772	07/05/2022	BLAKE WESTERN		0.00	25.00
CHECK	16773	07/05/2022	JOSHUA MOLES		0.00	25.00
CHECK	16828	07/19/2022	SAMUEL HYDEM		0.00	25.00
CHECK	16845	08/02/2022	LUKE LARSON		0.00	25.00

Bank Rec - Outstanding Transactions

Date : 01/02/2024 01:19:50 PM

BANK_REC_TRANS.FRX

Bank Rec. Batch - 2

STARTING

Bank - 2-FARMERS & MERCHANTS BANK

BALANCE

8554529.87

User ID: RYAN

TYPE	CHECK #	DATE	NAME	APV #	RECEIPT AMOUNT	DISBURSEMENT AMOUNT
CHECK	9866	09/08/2021	ALLCALL MESSAGING CENTER, INC.		0.00	135.82
CHECK	9901	09/21/2021	ALLIANCE OF INDIANA RURAL		0.00	195.00
CHECK	10952	07/18/2023	MARTHA SPRAGUE	43240	0.00	28.10
CHECK	11133	12/05/2023	O.W. KROHN & ASSOCIATES, LLP	44101	0.00	748.33
CHECK	11156	12/19/2023	REPUBLIC SERVICES #091	44217	0.00	4158.40
CHECK	11170	12/29/2023	ENGINEERING RESOURCES, INC	44293	0.00	13956.25
CHECK	11171	12/29/2023	GETTIN' LIT DIESEL LLC	44298	0.00	124.70
CHECK	11172	12/29/2023	HD SUPPLY INC	44300	0.00	2688.55
CHECK	11173	12/29/2023	ALLCALL MESSAGING CENTER, INC.	44302	0.00	235.92
CHECK	11174	12/29/2023	AUTOMOTIVE & INDUSTRIAL SUPPLY CO. INC	44304	0.00	38.84
CHECK	11175	12/29/2023	REPUBLIC SERVICES #091	44305	0.00	4111.27
CHECK	11176	12/29/2023	BIO CHEM, INC.	44309	0.00	4266.00
CHECK	11177	12/29/2023	ANTIBUS SCALES & SYSTEMS INC.	44310	0.00	157.50
CHECK	11178	12/29/2023	INDIANA MICHIGAN POWER	44316	0.00	2438.24
CHECK	11179	12/29/2023	CINTAS CORP	44320	0.00	112.49
CHECK	11180	12/29/2023	HIXSON SAND & GRAVEL INC.	44380	0.00	263.42
*** GRAND TOTAL ***					0.00	33658.83
					*** TOTAL AMOUNT ***	-33658.83