



HUNTERTOWN TOWN COUNCIL MEETING AGENDA

Monday, March 2, 2026, 6:00 p.m.

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

Call meeting to order with the Pledge of Allegiance

PUBLIC HEARINGS

- TC Ordinance 2026-004 – Annexing Certain Territory (17330 Lima Road)
- TC Ordinance 2026-005 – Annexing Certain Territory (Simon Lakes Estates)
- TC Ordinance 2026-006 – Annexing Certain Territory (Fens Phase II)

Approval of Meeting Minutes

- February 17, 2026, Regular Meeting

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

- March 2, 2026

NEW BUSINESS

- TC Ordinance 2026-004 – Annexing Certain Territory (17330 Lima Road) – INTRO ONLY
- TC Ordinance 2026-005 – Annexing Certain Territory (Simon Lakes Estates) – INTRO ONLY
- TC Ordinance 2026-006 – Annexing Certain Territory (Fens Phase II) – INTRO ONLY
- TC Ordinance 2026-007 – Amending TC Ordinance 2026-002 – Annexing Certain Territory
- Comment Letter for Sonora Section IV
- Comment Letter for Tesaro Townhomes
- Comment Letter for Lakewood Park Townhomes

OLD BUSINESS

- Town Property Appraisals
- Simon Lakes Estates Sidewalk waiver

REPORTS:

- | | |
|-------------------------|----------------|
| • Council Members | • Town Manager |
| • Resource Officer(s) | • Engineer |
| • Clerk-Treasurer – AFR | • Attorney |

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

ADJOURNMENT - Next Town Council Meeting is Monday, March 16, 2026

Meeting is streamed online at www.youtube.com/@TownofHuntertownIndiana

Meeting of the Town Council of Huntertown, Indiana
Tuesday, February 17, 2026, 6:00 p.m.
Huntertown Town Hall, 15617 Lima Road

A public meeting of the Huntertown Town Council was held on Tuesday, February 17, 2026, at Huntertown Town Hall, 15617 Lima Road, Huntertown, IN. Present were town council members Michael Aker (P), Patricia Freck; Brad Hite; Tina McDonald; and Brandon Seifert; Town Manager Hannah Walker; Clerk-Treasurer Ryan Schwab; Resource Officer Brandon Reichert; Mike Hawk of Hawk Haynie Kammeyer & Smith; five (5) members of the public and zero (0) members of the media. The meeting was streamed on the Town's YouTube Channel.

Michael Aker called the meeting to order at 6:00 p.m. with the Pledge of Allegiance.

COUNCIL ACTION

Brandon Seifert made a motion to approve the minutes of February 2, 2026, regular meeting. Tina McDonald seconded. Motion carried 5-0.

Patricia Freck made a motion to approve the general, water, and sewer claims dated February 17, 2026, in the amount of \$3,775,266.36. Tina McDonald seconded. Motion carried 5-0.

Tina McDonald made a motion to introduce Huntertown Ordinance 2026-003, an Ordinance for collecting and writing off debt owed to the Town of Huntertown. Patricia Freck seconded. Hannah Walker provided an overview of the ordinance, which would see the town employ the Association of Indiana Counties Tax Refund Exchange and Compliance System (TRECS) to allow the town to secure delinquent payment from customers. After no further discussion, the motion was carried 5-0.

Tina McDonald made a motion to consider Huntertown Ordinance 2026-003, an Ordinance for collecting and writing off debt owed to the Town of Huntertown. Patricia Freck seconded. Motion carried 5-0.

Tina McDonald made a motion to adopt Huntertown Ordinance 2026-003, an Ordinance for collecting and writing off debt owed to the Town of Huntertown. Patricia Freck seconded. Motion carried 5-0.

Patricia Freck made a motion to approve an updated quote from Fort Wayne Toyota in the amount of \$42,744.55 for a 2026 Toyota Grand Highlander XLE FT4253. Brandon Siefert seconded. Hannah Walker noted that the original quote was approved in the amount of \$41,812.55. However, the town wanted to add Ziebart protective coating at a cost of \$995.00. She also noted that the selling price of the vehicle decreased from the original quote by \$63. She is asking the council to cover the \$932 difference in price. After no further discussion, the motion was carried 5-0.

Brandon Siefert made a motion to approve Huntertown Resolution 2026-005, a Resolution regarding extension of water sewer services for 17330 Lima Road. Patricia Freck seconded. Motion carried 5-0.

Brandon Seifert made a motion to approve the secondary plat for Cascata Bluffs as presented. Tina McDonald seconded. Motion carried 5-0.

Tina McDonald made a motion to appoint Rob Green to serve the remaining term on the Huntertown Utility Service board. Brandon Seifert seconded. Motion carried 5-0.

Tina McDonald made a motion to hire a third-party firm to investigate the town's current water and wastewater capital plans. Patricia Freck seconded. McDonald said that members of the public have expressed concerns about the status of the town's utilities and its available capacity. She would like to have the town's current water and wastewater capital plans investigated by a third party. Patricia Freck said that she is happy with Engineering Resources and trusts the work they are doing, but for the sake of the public, she has no issue having the information looked at by a third party. Brandon Seifert questioned the need to do it now, after he suggested doing something similar in 2025. McDonald said the council was not interested in a 20-year connection with Fort Wayne City Utilities and did not need to pursue any additional overview at the time. Seifert said the town is unable to compete in the big utility market and that engineering firm has failed them. After no further discussion, the motion was carried 5-0.

Brad Hite made a motion to donate \$500 to Friends of Huntertown Parks Inc. to assist in the Easter Egg Hunt at Huntertown Community Park. Tina McDonald seconded. Motion carried 5-0.

NEW BUSINESS

Outside of items listed under Council Action, the following New Business was brought forth:

- Hannah Walker provided an update on the 2026 Community Crossings Grant application program. She said the program is opening an additional \$75 million in funds for communities who were not awarded during the first round of awards. INDOT has informed the town that its application is considered a priority project for the new funding and is requesting that the town bid out the project prior to an award. The town plans to advertise for bids on February 25, 2026, and bids will be open on March 19, 2026.
- Ryan Schwab provided the council with a quote for website migration from ProudCity. He noted that the town's current website hosting company, Core, no longer plans to offer web hosting services as of December 31, 2026. Michael Aker asked to see more quotes.

OLD BUSINESS

No Old Business was brought forth.

REPORTS

Brandon Reichert had no report.

Outside of items listed under Council Action, Clerk-Treasurer Ryan Schwab had no further report.

Town Manager Hannah Walker had the following report:

- The Developer for Simon Lakes Estates has requested a variance on sidewalks and is requesting to put money for sidewalks into a fund for future sidewalks. Patricia Freck said she would like to see an escalation fee assigned to the funds since the cost to install them in the future will be higher than current costs. She would like to have the developer put the sidewalks in even if they get torn out later. No action was taken.
- The Town is looking to have its property on Trinity Street and Old Lima Road appraised for potential sale. She is asking if the council would consider paying for an appraisal of the old Post Office property – owned by another entity – for potential purchase. Council wanted to see what appraisals cost but had no issue including the third property. Brandon Seifert said that the Huntertown Redevelopment Commission could also pay for the appraisals.

- The water line for the Willow Creek Middle School property has past pressure testing. The school corporation is looking at getting permits lifted and the line dedicated to the town for ownership and maintenance.
- Town Hall will be a stop for the Spice & Ice Festival on Saturday, February 21. Chili, cocoa, and a craft station will be hosted at Town Hall. The event will also feature some carriage rides and ice sculptures.

Mike Hawk of Hawk Haynie Kammeyer & Smith had no report.

PUBLIC COMMENT

Sherry Myers, representing the Huntertown Gardening Club, addressed the council about the flower boxes that have been installed throughout town. The club is looking to install more and is looking for funding. Patricia Freck said the council would be interested in purchasing flowers for the boxes. No monetary amount was approved.

After no further public comment was brought forth, Tina McDonald made a motion to adjourn. Patricia Freck seconded. The motion passed with a voice vote and the meeting adjourned at 7:09 p.m.

Attest:

Michael Aker
President

Ryan Schwab
Clerk Treasurer

Accounts Payable Register
APV Register Batch - MARCH 2, 2026
All History
Ordered By APV Number

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK		MEMORANDUM
								CHECK #	DATE	
02/20/2026	49448	PAYROLL FUND		1101001101.000	GEN - TOWN TRUSTEES	GEN - Town Trustees	1805.00	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		1101001102.000	GEN - CLERK-TREASURER	Clerk-treasurer	1304.15	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability Medicare	55.90	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		1101001106.000	GEN - FICA	Empr Liability FICA	238.91	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		2201001101.000	MVH - WAGES	Salaries - MVH	5518.62	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability Medicare	75.59	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		2201001103.000	MVH - FICA	Empr Liability FICA	323.27	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		1101001103.000	GEN - HOURLY, SUMMER,FALL AND CASUAL EM	GEN - Add. Part time Help	178.27	11716	02/18/2026	
02/20/2026	49448	PAYROLL FUND		1101001108.000	GEN - TOWN MANAGER	GEN - Town Manager	575.00	11716	02/18/2026	
02/20/2026	49449	NET PAY		8901001110.000	PAYROLL - NET SALARIES	Net Entry	34606.38	49449M	02/20/2026	
02/20/2026	49450	PAYROLL FUND		6101001111.000	WATER - SALARIES AND WAGES - OFFICE	WAT - Plant Salaries	20227.11	20345	02/18/2026	
02/20/2026	49450	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability Medicare	276.24	20345	02/18/2026	
02/20/2026	49450	PAYROLL FUND		6101001131.000	WATER - EMP. FICA, UNEMPLOYMENT INS	Empr Liability FICA	1181.12	20345	02/18/2026	
02/20/2026	49451	PAYROLL FUND		6201001111.000	SEWER - SALARIES & HOURLY WAGES OFFICE	SEW - Plant Salaries	19357.52	12274	02/18/2026	
02/20/2026	49451	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability FICA	1142.20	12274	02/18/2026	
02/20/2026	49451	PAYROLL FUND		6201001131.000	SEWER - FICA	Empr Liability Medicare	267.10	12274	02/18/2026	
02/20/2026	49453	INTERNAL REVENUE SERVICE		8901001921.000	PAYROLL - 941 PAYMENTS	FEDERAL	3692.71	49453M	02/20/2026	
02/20/2026	49453	INTERNAL REVENUE SERVICE		8901001922.000	PAYROLL - FICA WITHHELD	FICA	5771.00	49453M	02/20/2026	
02/20/2026	49453	INTERNAL REVENUE SERVICE		8901001923.000	PAYROLL - MEDICARE WITHHELD	MEDICARE	1349.66	49453M	02/20/2026	
02/20/2026	49454	PERF		8901001926.000	PAYROLL - PERF	2/20 PAYROLL	7283.43	49454M	02/20/2026	
02/18/2026	49455	PAYROLL FUND		1101001104.000	GEN - PERF	CLERK/TM PAYROLL 2/20 PAYROLL	210.46	11717	02/18/2026	
02/18/2026	49455	PAYROLL FUND		2201001102.000	MVH - PERF	2/20 PAYROLL	618.08	11717	02/18/2026	
02/18/2026	49456	PAYROLL FUND		6101001130.000	WATER - PERF	2/20 PAYROLL	2079.14	20346	02/18/2026	

Accounts Payable Register

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APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK		MEMORANDUM
								CHECK #	DATE	
02/18/2026	49457	PAYROLL FUND		6201001130.000	SEWER - PERF	2/20 PAYROLL	1991.68	12275	02/18/2026	
02/20/2026	49458	INDIANA DEPT. OF REVENUE		8901001924.000	PAYROLL - STATE WITHHELD	STATE	2669.08	49458M	02/18/2026	
02/20/2026	49458	INDIANA DEPT. OF REVENUE		8901001928.000	LOCAL TAXES - COIT AND CREDIT	LOCAL	1348.94	49458M	02/18/2026	
02/20/2026	49459	COMMUNITY STATE BANK		8901001590.000	PAYROLL MISCELLANEOUS	2/20 HSA PULL	699.41	49459M	02/20/2026	
02/20/2026	49460	INDIANA STATE CENTRAL COLLECTION UNIT		8901001591.000	PAYROLL GARNISHMENT	CHILD SUPPORT	244.00	49460M	02/20/2026	
02/20/2026	49462	FORT ROHRS MOTORS INC		6101001440.000	WATER - MACHINERY AND EQUIPMENT	(1/3) TOYOTA HIGHLANDER	13937.52	20347	02/19/2026	
02/20/2026	49463	FORT ROHRS MOTORS INC		6201001440.000	SEWER - MACHINERY AND EQUIPMENT	(1/3) TOYOTA HIGHLANDER	13937.52	12276	02/19/2026	
02/20/2026	49464	FORT ROHRS MOTORS INC		2235001301.000	RIVERBOAT - OTHER CHARGES AND SERVICES	(1/3) TOYOTA HIGHLANDER/ZIEBART ADD ON	14869.51	11719	02/19/2026	
02/18/2026	49465	FRONTIER		6201001212.000	SEWER - TELEPHONE	WWTP PHONE/INTERNET (AP)	318.22	49465M	02/18/2026	
02/20/2026	49466	PRINCIPAL LIFE INSURANCE COMPANY		8901001930.000	PAYROLL-INSURANCE DEDUCTION	LIFE/DISABILITY/DENTAL/VISION (MARCH)	692.42	11720	02/20/2026	
02/20/2026	49466	PRINCIPAL LIFE INSURANCE COMPANY		2201001104.000	MVH - INSURANCE	LIFE/DISABILITY/DENTAL/VISION (MARCH)	49.31	11720	02/20/2026	
02/20/2026	49466	PRINCIPAL LIFE INSURANCE COMPANY		1101001109.000	GENERAL - GROUP INSURANCE	LIFE/DISABILITY/DENTAL/VISION (MARCH)	10.47	11720	02/20/2026	
02/20/2026	49467	PRINCIPAL LIFE INSURANCE COMPANY		6101001341.000	WATER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL/VISION (MARCH)	159.98	20348	02/20/2026	
02/20/2026	49468	PRINCIPAL LIFE INSURANCE COMPANY		6201001341.000	SEWER - HEALTH INSURANCE	LIFE/DISABILITY/DENTAL/VISION (MARCH)	160.33	12277	02/20/2026	
02/20/2026	49469	VISA		1101001311.000	GEN - MISC SERVICES	ARMSTONG FLOWERS - WIND CHIME (STAMETS)	26.00	49469M	02/20/2026	
02/20/2026	49469	VISA		1101001311.000	GEN - MISC SERVICES	ARMSTONG FLOWERS - WIND CHIME (STAMETS)	26.00	49469M	02/20/2026	
02/20/2026	49469	VISA		1101001323.000	GEN - MUNICIPAL PROMOTIONAL EXPENSES	ARMSTONG FLOWERS - WIND CHIME (STAMETS)	120.90	49469M	02/20/2026	
02/20/2026	49470	VISA		6101001305.000	WATER - TRAVEL & EDUCATION	AWWA - WATER OPERATIONS TESTING BOOKS	625.60	49470M	02/20/2026	
02/20/2026	49471	HOME DEPOT CREDIT SERVICES		2201001361.000	MVH - REPAIRS AND MAINTENANCE	TARP FOR SAND/SALT	98.96	11721	02/20/2026	
02/20/2026	49472	HOME DEPOT CREDIT SERVICES		6101001230.000	WATER - MATERIALS & SUPPLIES	VARIOUS CLEANING SUPPLIES	63.81	20349	02/20/2026	

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02/20/2026	49473	NIPSCO		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL	646.12	11722	02/20/2026	
02/20/2026	49474	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	1707 W. GUMP	265.14	20350	02/20/2026	
02/20/2026	49474	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	2240 CARROLL ROAD - WTP	479.69	20350	02/20/2026	
02/20/2026	49474	NIPSCO		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL	646.11	20350	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT	75.18	12278	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL	646.11	12278	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT	84.04	12278	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT	73.44	12278	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	77.86	12278	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	SONORA LIFT	77.87	12278	02/20/2026	
02/20/2026	49475	NIPSCO		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT	76.93	12278	02/20/2026	
02/23/2026	49476	O'NEAL EXCAVATING & CONSTRUCTION INC		6101001590.000	WATER - MISCELLANEOUS EXPENSE	RIGHT OF EASEMENT - 14201 PLANK STREET	13198.00	20351	02/23/2026	
02/23/2026	49477	VERIZON WIRELESS		1101001312.000	GEN - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.24	11723	02/23/2026	
02/23/2026	49478	VERIZON WIRELESS		6101001212.000	WATER - TELEPHONE	(1/3) CELL PHONE PLAN/IPADS	134.24	20352	02/23/2026	
02/23/2026	49479	VERIZON WIRELESS		6201001212.000	SEWER - TELEPHONE	(1/3) CELL PHONE PLAN/WWTP ALERT DATA	119.03	12279	02/23/2026	
02/25/2026	49480	AUTOMOTIVE & INDUSTRIAL SUPPLY CO. INC		2201001361.000	MVH - REPAIRS AND MAINTENANCE	WIPERS/FUEL ADDITIVE/ANTIFREEZE	438.06	11724	02/25/2026	
02/25/2026	49481	FRIENDS OF HUNTERTOWN PARKS,		1101001323.000	GEN - MUNICIPAL PROMOTIONAL EXPENSES	DONTATION TO EASTER EVENT	500.00	11725	02/25/2026	
02/25/2026	49482	FORT WAYNE NEWSPAPERS		1101001306.000	GEN - LEGAL NOTICES	CCMG 2026-1 ADVERTISEMENT (AP)	78.47	49482M	02/25/2026	
02/26/2026	49483	GRAINGER		6201001360.000	SEWER - REPAIRS & MAINTENANCE	ACTUATOR FOR WWTP	687.20			
02/26/2026	49484	BRIDGEFIELD CASUALTY INSURANCE COMPANY		1101001105.000	GEN - WORKMAN'S COMPENSATION	WORKERS COMP POLICY - PARTIAL	3000.00			
02/26/2026	49484	BRIDGEFIELD CASUALTY INSURANCE COMPANY		2201001301.000	MVH - WORKMAN'S COMPENSATION/UNEMPLOY ME	WORKERS COMP POLICY - PARTIAL	3000.00			
02/26/2026	49485	BRIDGEFIELD CASUALTY INSURANCE COMPANY		6101001342.000	WATER - PROPERTY/LIABILITY INSURANCE	WORKERS COMP POLICY - PARTIAL	2076.43			
02/26/2026	49486	BRIDGEFIELD CASUALTY INSURANCE COMPANY		6201001342.000	SEWER - PROPERTY/LIABILITY	WORKERS COMP POLICY - PARTIAL	2076.43			

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					INSURANCE					
02/26/2026	49487	ALLIANCE OF INDIANA RURAL		6101001305.000	WATER - TRAVEL & EDUCATION	WATER TREATMENT 101 COURSE (DARREN)	50.00		/ /	
02/26/2026	49488	J & S LIQUID WASTE SERVICE, IN		6201001360.000	SEWER - REPAIRS & MAINTENANCE	CAMERA INSPECTION SERVICES 2/5-6, 2/9	800.00		/ /	
02/26/2026	49489	BATTERIES PLUS BULBS		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	BATTERY FOR TOWN HALL MOTION SENSORS	22.49		/ /	
02/26/2026	49490	BATTERIES PLUS BULBS		6101001210.000	WATER - OFFICE SUPPLIES	BATTERY FOR WTP ALARM BACKUP	38.69		/ /	
02/26/2026	49491	THE C.I. THORNBURG CO. INC		6201001220.000	SEWER - CHEMICALS	BIOFLOC FOR WWTP	4357.08		/ /	
02/26/2026	49492	MYERS SERVICE STATION, INC		6101001362.000	WATER - REPAIRS & MAINTENANCE	BATTERY TERMINAL/PLOW WIRING REPAIR TO F250	135.00		/ /	
02/26/2026	49493	CHAD DEAN		2201001361.000	MVH - REPAIRS AND MAINTENANCE	BOOT ALLOWANCE	75.00		/ /	
02/26/2026	49494	PULVER ASPHALT PAVING INC		2201001401.000	MVH - IMPROVEMENTS OF STREETS	COLD MIX FOR STREETS	1093.45		/ /	
02/26/2026	49495	IDEAL OFFICE SOURCE		1101001201.000	GEN - OFFICE SUPPLIES/POSTAGE	PAPER/PENS FOR UTILITY OFFICE	40.05		/ /	
02/26/2026	49496	ALEXANDER CHEMICAL CORPORATION		6101001220.000	WATER - CHEMICALS	AMMONIA CYLINDER RENTAL	85.50		/ /	
02/26/2026	49497	WM IMAGING SOLUTIONS, INC		6101001210.000	WATER - OFFICE SUPPLIES	(1/2) TONER FOR UTILITY OFFICE PRINTER	49.75		/ /	
02/26/2026	49498	WM IMAGING SOLUTIONS, INC		6201001210.000	SEWER - OFFICE SUPPLIES	(1/2) TONER FOR UTILITY OFFICE PRINTER	49.75		/ /	
02/26/2026	49499	JAY SQUADRITO		6101001362.000	WATER - REPAIRS & MAINTENANCE	(1/2) RUSTPROOFING AND UNDERCOATING TRUCK	350.00		/ /	
02/26/2026	49500	JAY SQUADRITO		6201001360.000	SEWER - REPAIRS & MAINTENANCE	(1/2) RUSTPROOFING AND UNDERCOATING TRUCK	350.00		/ /	
02/26/2026	49501	BROWN & SONS FUEL CO. INC		6101001320.000	WATER - FUEL/GASOLINE	(1/2) DEF FOR DIESEL FUEL TRUCKS	47.30		/ /	
02/26/2026	49502	BROWN & SONS FUEL CO. INC		6201001320.000	SEWER - FUEL/GASOLINE	(1/2) DEF FOR DIESEL FUEL TRUCKS	47.30		/ /	
02/26/2026	49503	HAWK, HAYNIE, KAMMEYER & SMITH		1101001301.000	GEN - ATTORNEY	GENERAL SERVICES/RETAINER (FEB)	6186.00		/ /	
02/26/2026	49504	HAWK, HAYNIE, KAMMEYER & SMITH		6101001311.000	WATER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES/WATER UTILITY ADDITIONAL	4293.00		/ /	

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02/26/2026	49505	HAWK, HAYNIE, KAMMEYER & SMITH		6201001311.000	SEWER - ATTORNEY/LEGAL FEES	(1/2) USB SERVICES/RETAINER/SEWER ADDITIONAL	6224.00		//	
02/26/2026	49506	CINTAS CORP		6101001132.000	WATER - UNIFORMS	(1/2) UNIFORMS 2/18 AND 2/25	118.98		//	
02/26/2026	49507	CINTAS CORP		6201001132.000	SEWER - UNIFORMS	(1/2) UNIFORM 2/18 AND 2/25	118.98		//	
02/26/2026	49508	INDIANA MICHIGAN POWER		1101001309.000	GEN - UTILITIES	(1/3) TOWN HALL/CC SHOP	426.60		//	
02/26/2026	49509	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	15100 LIMA ROAD - WATER TOWER	207.22		//	
02/26/2026	49509	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	2238 CARROLL ROAD - WTP	7667.93		//	
02/26/2026	49509	INDIANA MICHIGAN POWER		6101001351.000	WATER - UTILITIES BILLS	(1/3) TOWN HALL/CC SHOP	426.61		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	SHEARWATER LIFT	236.75		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	12401 MOSSY OAK RUN	146.22		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	WOOD ROAD LIFT	669.89		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	HUNTER ROAD LIFT	61.61		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	LIMA ROAD UNIT C LIFT	338.28		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	16335 LIMA ROAD LIFT	31.03		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	BYRON LIFT	161.35		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	COPPER MINE PASSAGE LIFT	432.45		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	1410 CARROLL ROAD LIFT	3.87		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	2325 CENTRALYARD COURT LIFT	49.32		//	
02/26/2026	49510	INDIANA MICHIGAN POWER		6201001353.000	SEWER - UTILITY BILLS	(1/3) TOWN HALL/CC SHOP	426.61		//	
02/26/2026	49511	MULTIPLE RESIDENTS		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURNS GOOD SERVICE	3250.00	49511M	02/26/2026	
02/26/2026	49512	SHERRY GAMBLE		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	
02/26/2026	49513	BRAYDEN SHUE		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	
02/26/2026	49514	HALEY CLARK		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	
02/26/2026	49515	JOE MISHAK		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	
02/26/2026	49516	BEN EHINGER		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	

Accounts Payable Register

Date: 02/27/2026 10:08:24 AM

APVREGISTER.FRX

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
02/26/2026	49517	LEXIE RITTER		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	
02/26/2026	49518	KELLY ST. JOHN-PIKEL		6104001391.000	WATER CUSTOMER DEPOSIT REFUNDS	DEPOSIT RETURN	25.00		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/CC TRAIL SIGNAL	26.17		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	KELL/SHOAFF TRAIL SIGNAL	25.87		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/CC SIGNAL	36.88		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL/BETHEL SIGNAL	54.63		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	STREET LIGHT ACCT 502298101	147.47		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	CARROLL CREEK SIGNAL	51.86		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	COLDWATER/GUMP SIGNAL	78.07		//	
02/27/2026	49519	NORTHEASTERN REMC		2201001351.000	MVH - ELECTRIC	GUMP TRAIL SIGNAL	26.17		//	
02/27/2026	49520	NORTHEASTERN REMC		6101001351.000	WATER - UTILITIES BILLS	12701 LIMA ROAD - WATER TOWER	164.92		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	BROAD ACRES LIFT STATION	351.13		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SHOAFF ROAD LIFT STATION	43.13		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	SONORA LIFT STATION	175.73		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	1919 SHOAFF ROAD LIFT STATION	34.70		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES CARROLL CREEK LIFT STATION	525.83		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TOWNE GARDENS LIFT STATION	114.87		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	RADOMIRO PASSAGE LIFT STATION	236.10		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES LIFT STATION	119.37		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	LAKES WILLOW CREEK LIFT STATION	398.76		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	QUARRY LIFT STATION	167.28		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	TWIN EAGLES LIFT STATION	329.26		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	PRESERVES WEST LIFT STATION	91.62		//	
02/27/2026	49521	NORTHEASTERN REMC		6201001353.000	SEWER - UTILITY BILLS	CARROLL CREEK LIFT STATION	181.00		//	
02/27/2026	49522	COMCAST		6101001212.000	WATER - TELEPHONE	WTP PHONE/INTERNET (AP)	387.22	49522M	02/27/2026	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK		MEMORANDUM
								CHECK #	DATE	
02/27/2026	49523	REPUBLIC SERVICES #091		6201001220.000	SEWER - CHEMICALS	SLUDGE REMOVAL AT WWTP 2/5, 2/10, 2/12	4086.36	/ /		
02/27/2026	49524	THE BANK OF NEW YORK MELLON		6102001382.000	WATER B&I - INTEREST & FEE	PAYING AGENT FEE	750.00	/ /		
*** GRAND TOTAL ***							236624.57			

Allowance Docket
For payfile ending 02/14/2026 12:00:00 AM
All Records
Ordered by Employee Name
Grouped By Location

Pay Period	Employee Ending Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
Location : Blank					
02/14/2026	102	Aker, Michael J.	GEN - Town Trustees	\$361.00	\$0.00
02/14/2026	102	Aker, Michael J.	SEW - Plant Salaries	\$180.50	\$0.00
02/14/2026	102	Aker, Michael J.	WAT - Plant Salaries	\$180.50	\$0.00
02/14/2026	318	Bailey, Randy C.	SEW - Plant Salaries	\$1046.08	\$328.30
02/14/2026	318	Bailey, Randy C.	Salaries - MVH	\$523.04	\$164.16
02/14/2026	318	Bailey, Randy C.	WAT - Plant Salaries	\$1046.08	\$328.30
02/14/2026	321	Bleke, David W.	GEN - Add. Part time Help	\$178.27	\$0.00
02/14/2026	321	Bleke, David W.	SEW - Plant Salaries	\$311.96	\$0.00
02/14/2026	321	Bleke, David W.	WAT - Plant Salaries	\$401.10	\$0.00
02/14/2026	309	Brindle, Gabriel S.	SEW - Plant Salaries	\$457.52	\$16.90
02/14/2026	309	Brindle, Gabriel S.	Salaries - MVH	\$457.52	\$16.90
02/14/2026	309	Brindle, Gabriel S.	WAT - Plant Salaries	\$3660.16	\$135.18
02/14/2026	304	Chesney, Tyler J.	SEW - Plant Salaries	\$883.20	\$284.55
02/14/2026	304	Chesney, Tyler J.	Salaries - MVH	\$441.60	\$142.28
02/14/2026	304	Chesney, Tyler J.	WAT - Plant Salaries	\$883.20	\$284.55
02/14/2026	311	Dafforn, Darren W.	SEW - Plant Salaries	\$2264.96	\$638.43
02/14/2026	311	Dafforn, Darren W.	Salaries - MVH	\$283.12	\$79.80
02/14/2026	311	Dafforn, Darren W.	WAT - Plant Salaries	\$283.12	\$79.80
02/14/2026	325	Dean, Chad T	SEW - Plant Salaries	\$920.13	\$276.42
02/14/2026	325	Dean, Chad T	Salaries - MVH	\$460.06	\$138.21
02/14/2026	325	Dean, Chad T	WAT - Plant Salaries	\$920.13	\$276.42
02/14/2026	324	Deisler, Drew K.	SEW - Plant Salaries	\$781.20	\$181.38
02/14/2026	324	Deisler, Drew K.	Salaries - MVH	\$390.60	\$90.68
02/14/2026	324	Deisler, Drew K.	WAT - Plant Salaries	\$781.20	\$181.38
02/14/2026	103	Freck, Patricia M.	GEN - Town Trustees	\$361.00	\$0.00
02/14/2026	103	Freck, Patricia M.	SEW - Plant Salaries	\$180.50	\$0.00
02/14/2026	103	Freck, Patricia M.	WAT - Plant Salaries	\$180.50	\$0.00
02/14/2026	108	Hite, Bradley A.	GEN - Town Trustees	\$361.00	\$0.00
02/14/2026	108	Hite, Bradley A.	SEW - Plant Salaries	\$180.50	\$0.00
02/14/2026	108	Hite, Bradley A.	WAT - Plant Salaries	\$180.50	\$0.00
02/14/2026	314	Marquart, Anthony K.	SEW - Plant Salaries	\$744.00	\$0.00
02/14/2026	314	Marquart, Anthony K.	Salaries - MVH	\$372.00	\$0.00
02/14/2026	314	Marquart, Anthony K.	WAT - Plant Salaries	\$744.00	\$0.00
02/14/2026	101	McDonald, Tina D.	GEN - Town Trustees	\$361.00	\$0.00
02/14/2026	101	McDonald, Tina D.	SEW - Plant Salaries	\$180.50	\$0.00
02/14/2026	101	McDonald, Tina D.	WAT - Plant Salaries	\$180.50	\$0.00
02/14/2026	207	Payne, Sheridan L.	SEW - Plant Salaries	\$1100.22	\$0.00
02/14/2026	207	Payne, Sheridan L.	WAT - Plant Salaries	\$1100.21	\$0.00

Allowance Docket
For payfile ending 02/14/2026 12:00:00 AM
All Records
Ordered by Employee Name
Grouped By Location

Pay Period	Employee Ending Number	Employee Name	Distribution Name	All Paytypes Except Overtime	Overtime Only
02/14/2026	109	Ramey, Anthony S.	SEW - Plant Salaries	\$180.00	\$0.00
02/14/2026	109	Ramey, Anthony S.	WAT - Plant Salaries	\$180.00	\$0.00
02/14/2026	310	Roberson, Austin P.	SEW - Plant Salaries	\$867.20	\$32.52
02/14/2026	310	Roberson, Austin P.	Salaries - MVH	\$433.60	\$16.26
02/14/2026	310	Roberson, Austin P.	WAT - Plant Salaries	\$867.20	\$32.52
02/14/2026	116	Roy, Dan	SEW - Plant Salaries	\$180.00	\$0.00
02/14/2026	116	Roy, Dan	WAT - Plant Salaries	\$180.00	\$0.00
02/14/2026	317	Schobert, Timothy L.	SEW - Plant Salaries	\$1006.53	\$283.01
02/14/2026	317	Schobert, Timothy L.	Salaries - MVH	\$503.26	\$141.50
02/14/2026	317	Schobert, Timothy L.	WAT - Plant Salaries	\$1006.53	\$283.01
02/14/2026	105	Schwab, Ryan M.	Clerk-treasurer	\$1304.15	\$0.00
02/14/2026	105	Schwab, Ryan M.	SEW - Plant Salaries	\$652.07	\$0.00
02/14/2026	105	Schwab, Ryan M.	WAT - Plant Salaries	\$652.08	\$0.00
02/14/2026	110	Seifert, Brandon	GEN - Town Trustees	\$361.00	\$0.00
02/14/2026	110	Seifert, Brandon	SEW - Plant Salaries	\$180.50	\$0.00
02/14/2026	110	Seifert, Brandon	WAT - Plant Salaries	\$180.50	\$0.00
02/14/2026	306	Shellman, Dillon J.	SEW - Plant Salaries	\$817.63	\$80.65
02/14/2026	306	Shellman, Dillon J.	Salaries - MVH	\$408.82	\$40.33
02/14/2026	306	Shellman, Dillon J.	WAT - Plant Salaries	\$817.63	\$80.65
02/14/2026	208	Sprague, Martha	SEW - Plant Salaries	\$1231.60	\$0.00
02/14/2026	208	Sprague, Martha	WAT - Plant Salaries	\$1231.60	\$0.00
02/14/2026	209	Thews, Leslie M.	SEW - Plant Salaries	\$908.80	\$0.00
02/14/2026	209	Thews, Leslie M.	WAT - Plant Salaries	\$908.80	\$0.00
02/14/2026	115	Walker, Hannah C.	GEN - Town Manager	\$575.00	\$0.00
02/14/2026	115	Walker, Hannah C.	SEW - Plant Salaries	\$1150.00	\$0.00
02/14/2026	115	Walker, Hannah C.	WAT - Plant Salaries	\$1150.00	\$0.00
02/14/2026	315	Worman, Thomas L.	SEW - Plant Salaries	\$760.00	\$69.76
02/14/2026	315	Worman, Thomas L.	Salaries - MVH	\$380.00	\$34.88
02/14/2026	315	Worman, Thomas L.	WAT - Plant Salaries	\$760.00	\$69.76
Location Subtotal : Blank				\$44157.18	\$4808.49

Allowance Docket

For payfile ending 02/14/2026 12:00:00 AM

All Records

Ordered by Employee Name

Grouped By Location

Pay Period	Employee	Distribution Name	All Paytypes Except Overtime	Overtime Only
Total			\$44157.18	\$4808.49

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 IC5-11-10-1-6.

_____ Date

_____ Fiscal Officer

Allowance Of Accounts Payable Vouchers

Town Of Huntertown

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 3 pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$48965.67

Dated this _____ day of _____

Signatures of Governing Board

HUNTERTOWN ORDINANCE NO. 26- 004

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO
THE TOWN OF HUNTERTOWN, INDIANA
COMMONLY KNOWN AS THE 17330 LIMA ROAD VOLUNTARY
ANNEXATION

WHEREAS, a Petition and Consent was received and filed on January 31, 2026, that requested that the Town of Huntertown adopt an Ordinance annexing to the Town of Huntertown, Indiana, certain land located outside of but contiguous to the Town of Huntertown, Indiana; and,

WHEREAS, said Petition and Consent was signed by the one hundred percent (100%) of the owners of the land in the territory sought to be annexed; and,

WHEREAS, following publication of a notice of the public hearing on February 4, 2026, the Town Council conducted a public hearing on March 2, 2026, regarding the proposed annexation to which no objection was made.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Huntertown, Indiana, that:

Section 1. That the following described territory be and the same is hereby annexed to, and made a part of, the Town of Huntertown, Indiana, to-wit:

SEE ATTACHED EXHIBIT "A"

Section 2. That governmental and proprietary services will be provided to the above-described territory in a manner consistent with the written Fiscal Plan for the territory developed by O.W. Krohn & Associates, LLP. Said Plan was examined by the Town Council of the Town of Huntertown and has been approved and adopted by the Town Council by resolution. Two copies of said plan are on file in the Town Hall of the Town of Huntertown and are available for inspection as required by law.

Section 3. That, after adoption, this Ordinance shall be published as provided for in I.C. § 36-4-3-7, and the above-described territory shall become a part of the Town of Huntertown thirty (30) days after its publication pursuant to I.C. § 5-3-1 upon completion of the filings required by I. C. § 36-4-3-22, or on April 16, 2026, whichever is later. In the event of litigation challenging this Ordinance, the territory shall become part of the Town of Huntertown, Indiana, following the final decision resolving any remonstrance, but not before April 16, 2026.

This Ordinance is adopted this 16 th day of March, 2026.

HUNTERTOWN TOWN COUNCIL

By: _____
Michael Aker, President

By: _____
Tina McDonald, Vice President

By: _____
Patricia Freck, Council Member

By: _____
Brad Hite, Council Member

By: _____
Brandon Seifert, Council Member

ATTEST:

Ryan Schwab
Clerk-Treasurer

EXHIBIT "A"
Grantee Real Estate

A tract of land located in the Northeast Quarter of Section 7, in T32N, R12E, in Allen County, the State of Indiana, more fully described as follows:

BEGINNING at the Northwest corner of Block A in Brownstone Manor - Section I as recorded in Allen County Document No. 2018016142 (Plat Cabinet H, page 8); Thence North 01 Degrees 43 Minutes 30 Seconds West, a distance of 1027.20 feet along the East line of the tracts described in the conveyances to Gregory & Susan R. Burgett (Allen County Document No. 2010039427), to David R. & Cheryl A. Ewers (Document No. 2013061642), to Adam D. & Amy L. Sheefel (Document No. 2013059870), and to Richard L. & Bonnie L. Heffelfinger (Document No. 930000907 & 930000908); Thence continuing along the centerline of Willow Creek Branch #8 Open Regulated Drain with the following courses and distances:

North 78 Degrees 35 Minutes 45 Seconds East for 55.57 feet, North 84 Degrees 44 Minutes 52 Seconds East for 74.83 feet, North 67 Degrees 54 Minutes 13 Seconds East for 92.26 feet, North 86 Degrees 13 Minutes 04 Seconds East for 62.31 feet, South 62 Degrees 12 Minutes 54 Seconds East for 136.25 feet, South 42 Degrees 23 Minutes 30 Seconds East for 140.18 feet, South 52 Degrees 25 Minutes 24 Seconds East for 85.26 feet, South 42 Degrees 11 Minutes 02 Seconds East for 83.94 feet, South 50 Degrees 16 Minutes 54 Seconds East for 116.12 feet, South 43 Degrees 08 Minutes 15 Seconds East for 96.06 feet, South 53 Degrees 01 Minutes 32 Seconds East for 157.33 feet, South 33 Degrees 43 Minutes 51 Seconds East for 43.94 feet, South 43 Degrees 45 Minutes 26 Seconds East for 45.18 feet, South 59 Degrees 26 Minutes 53 Seconds East for 88.69 feet, South 36 Degrees 53 Minutes 56 Seconds East for 63.51 feet, South 53 Degrees 18 Minutes 18 Seconds East for 107.00 feet, South 44 Degrees 27 Minutes 18 Seconds East for 54.19 feet, South 56 Degrees 30 Minutes 07 Seconds East for 109.62 feet, South 48 Degrees 51 Minutes 24 Seconds East for 85.24 feet to the East line of said Northwest Quarter; Thence South 01 Degrees 28 Minutes 42 Seconds East, a distance of 130.06 feet along the East line of said Northeast Quarter; Thence South 87 Degrees 52 Minutes 23 Seconds West, a distance of 1319.17 feet along the North line extended and along the North line of Brownstone Manor - Section II as recorded in Allen County Document No. 2019045489 (Plat Cabinet H, page 40) and of Brownstone Manor - Section I as referenced above to the **POINT OF BEGINNING**, said tract containing 21.174 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

END OF EXHIBIT "A"

Exhibit "A"
Page 1 of 2

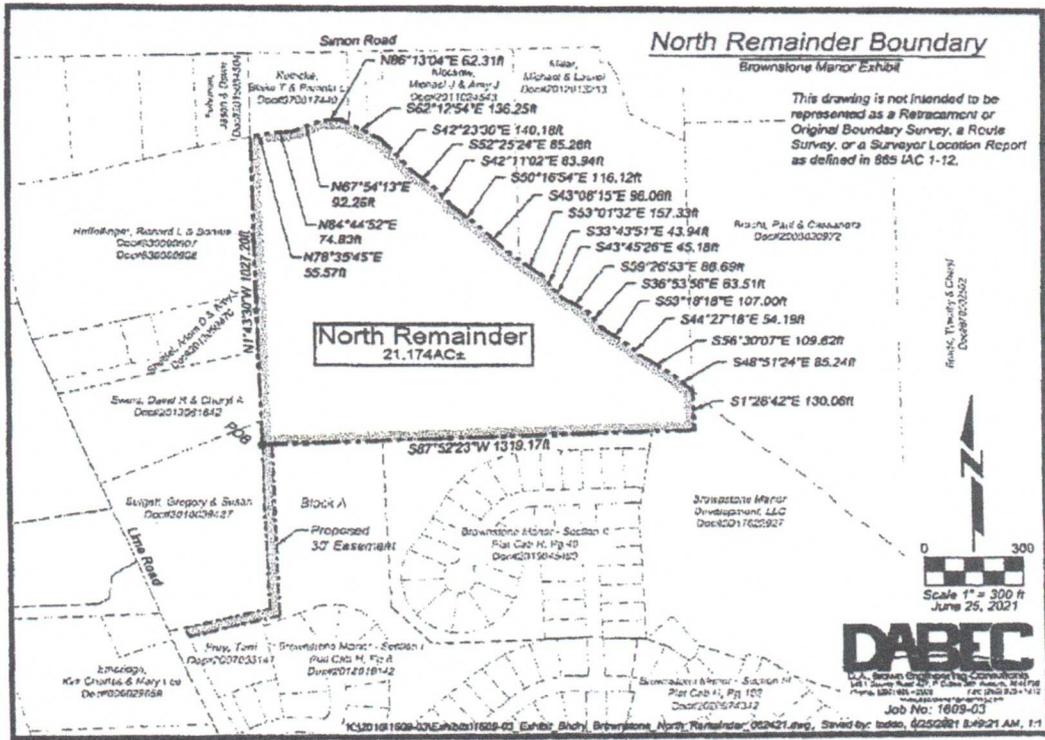


Exhibit "A"
Page 2 of 2

HUNTERTOWN ORDINANCE NO. 26- 005

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO
THE TOWN OF HUNTERTOWN, INDIANA
COMMONLY KNOWN AS SIMON LAKE ESTATES VOLUNTARY
ANNEXATION

WHEREAS, a Petition and Consent was received and filed on January 21, 2026, that requested that the Town of Huntertown adopt an Ordinance annexing to the Town of Huntertown, Indiana, certain land located outside of but contiguous to the Town of Huntertown, Indiana; and,

WHEREAS, said Petition and Consent was signed by the one hundred percent (100%) of the owners of the land in the territory sought to be annexed; and,

WHEREAS, following publication of a notice of the public hearing on January 30, 2026, the Town Council conducted a public hearing on March 2, 2026, regarding the proposed annexation to which no objection was made.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Huntertown, Indiana, that:

Section 1. That the following described territory be, and the same is hereby annexed to, and made a part of, the Town of Huntertown, Indiana, to-wit:

SEE ATTACHED EXHIBIT "A"

Section 2. That governmental and proprietary services will be provided to the above-described territory in a manner consistent with the written Fiscal Plan for the territory developed by O.W. Krohn & Associates, LLP. Said Plan was examined by the Town Council of the Town of Huntertown and has been approved and adopted by the Town Council by resolution. Two copies of said plan are on file in the Town Hall of the Town of Huntertown and are available for inspection as required by law.

Section 3. That, after adoption, this Ordinance shall be published as provided for in I.C. § 36-4-3-7, and the above-described territory shall become a part of the Town of Huntertown thirty (30) days after its publication pursuant to I.C. § 5-3-1 upon completion of the filings required by I. C. § 36-4-3-22, or on April 16, 2026, whichever is later. In the event of litigation challenging this Ordinance, the territory shall become part of the Town of Huntertown, Indiana, following the final decision resolving any remonstrance, but not before April 16, 2026.

This Ordinance is adopted this 16th th day of March, 2026.

HUNTERTOWN TOWN COUNCIL

By: _____
Michael Aker, President

By: _____
Tina McDonald, Vice President

By: _____
Patricia Freck, Council Member

By: _____
Brad Hite, Council Member

By: _____
Brandon Seifert, Council Member

ATTEST:

Ryan Schwab
Clerk-Treasurer

EXHIBIT A

Simon Lake Estates - Annexation

TRACT "A": (part of a tract described in Document Number 790036171)

Part of the Southwest Quarter of Section 5, together with part of the Northwest Quarter of Section 8, all in Township 32 North, Range 12 East, Allen County, Indiana, based on an original survey by Joseph R. Herendeen, Indiana Professional Surveyor Number 20900190 of Sauer Land Surveying, Inc., Survey No. LSC-000, dated June 7, 2024, revised June 13, 2024, being more particularly described as follows, to-wit:

Beginning at the Center of said Section 5, being marked by a 1 inch diameter pipe; thence South 01 degrees 53 minutes 49 seconds East (GPS grid bearing and basis of all bearings in this description), on and along the East line of the Southwest Quarter of said Section 5, a distance of 2648.44 feet to the South Quarter corner of said Section 5, also being the North Quarter corner of said Section 8; thence South 02 degrees 19 minutes 24 seconds East, on and along the East line of the Northwest Quarter of said Section 8, a distance of 258.81 feet to a #5 rebar at the Northeast corner of a 46.805 acre tract of real estate described in a deed to Creekside Crossing, LLC, in Document Number 2023024976 in the Office of the Recorder of Allen County, Indiana; thence South 88 degrees 27 minutes 17 seconds West, on and along the North line of said 46.805 acre tract, a distance of 1421.20 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of State Road #3; thence Northerly, on and along said Easterly right-of-way line, as defined by the arc of a non-tangent circular curve to the left having a radius of 4678.66 feet, an arc distance of 563.86 feet, being subtended by a long chord having a length of 563.52 feet and a bearing of North 26 degrees 49 minutes 39 seconds West to a #5 rebar; thence North 16 degrees 49 minutes 26 seconds East, continuing on and along said Easterly right-of-way line, a distance of 61.18 feet to a #5 rebar; thence Northerly, continuing on and along said Easterly right-of-way line, as defined by the arc of a non-tangent circular curve to the left having a radius of 4723.66 feet, an arc distance of 40.31 feet, being subtended by a long chord having a length of 40.31 feet and a bearing of North 31 degrees 01 minutes 47 seconds West to a #5 rebar; thence North 72 degrees 56 minutes 27 seconds West, continuing on and along said Easterly right-of-way line, a distance of 75.73 feet to a #5 rebar; thence Northerly, continuing on and along said Easterly right-of-way line, as defined by the arc of a non-tangent circular curve to the left having a radius of 4673.66 feet, an arc distance of 162.50 feet, being subtended by a long chord having a length of 162.49 feet and a bearing of North 32 degrees 57 minutes 49 seconds West; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line and tangent with said curve, a distance of 25.63 feet; thence North 35 degrees 40 minutes 41 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.04 feet; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 100.00 feet to the Southwest corner of a 0.064 acre tract of real estate described in a

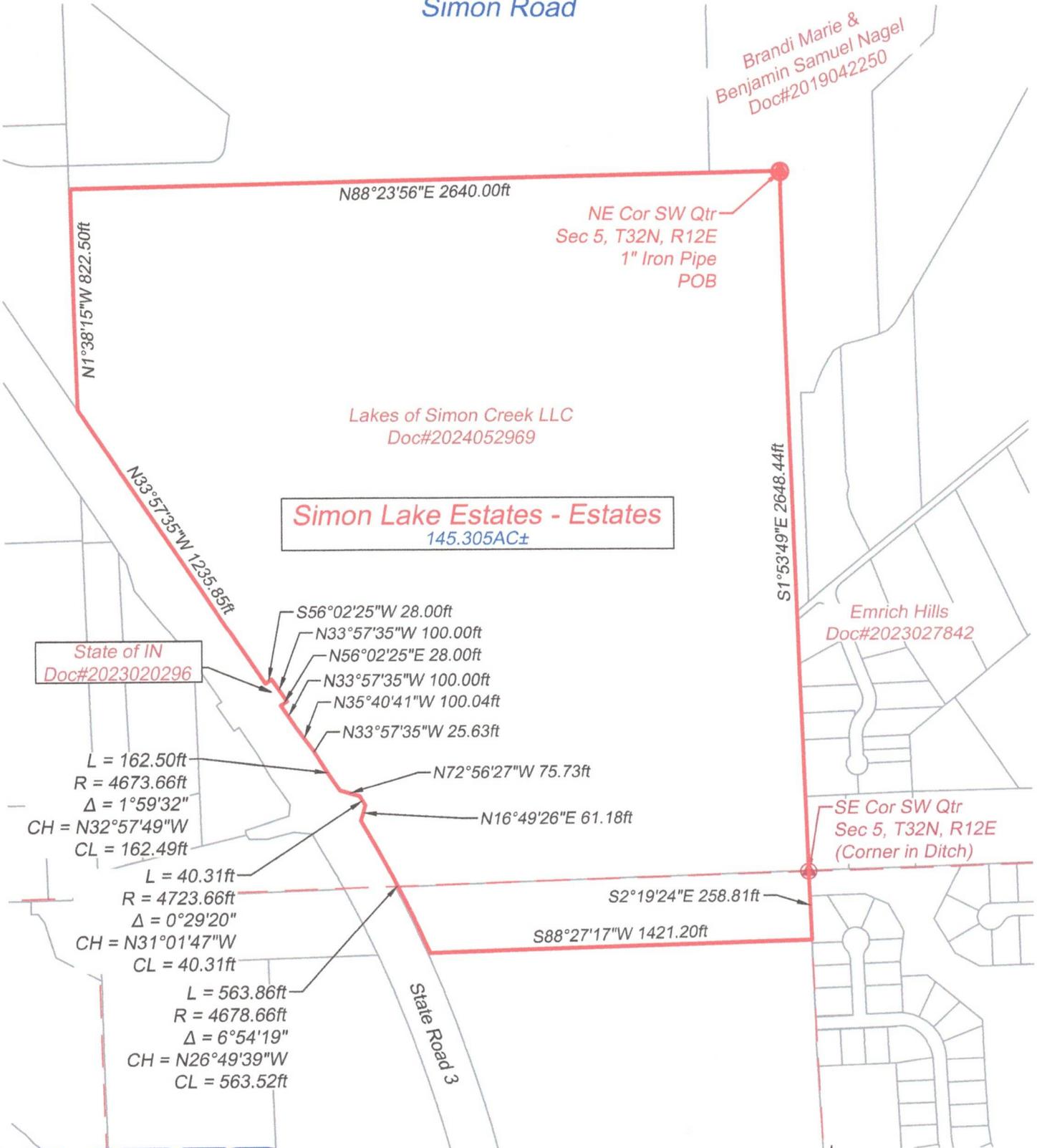
deed to the State of Indiana in Document Number 2023020296 in the Office of said Recorder; thence North 56 degrees 02 minutes 25 seconds East, on and along the South line of said 0.064 acre tract, a distance of 28.00 feet to the Southeast corner thereof; thence North 33 degrees 57 minutes 35 seconds West, on and along the East line of said 0.064 acre tract, a distance of 100.00 feet to the Northeast corner thereof; thence South 56 degrees 02 minutes 25 seconds West, on and along the North line of said 0.064 acre tract, a distance of 28.00 feet to the Northwest corner thereof, being a point on the Easterly right-of-way line of said State Road #3; thence North 33 degrees 57 minutes 35 seconds West, continuing on and along said Easterly right-of-way line, a distance of 1235.85 feet to a #5 rebar at the point of intersection of said Easterly right-of-way line with the West line of the Southwest Quarter of said Section 5; thence North 01 degrees 38 minutes 15 seconds West, on and along said West line, a distance of 822.50 feet to a 1 inch diameter pipe at the West Quarter corner of said Section 5; thence North 88 degrees 23 minutes 56 seconds East, on and along the North line of the Southwest Quarter of said Section 5, a distance of 2640.00 feet to the point of beginning, containing 145.305 acres of land, subject to legal right-of-way for West Simon Road, and subject to all easements of record.

Boundary Exhibit

Simon Lake Estates, Section I

Simon Road

Brandi Marie &
Benjamin Samuel Nagel
Doc#2019042250



Simon Lake Estates - Estates
145.305AC±

State of IN
Doc#2023020296

L = 162.50ft
R = 4673.66ft
Δ = 1°59'32"
CH = N32°57'49"W
CL = 162.49ft

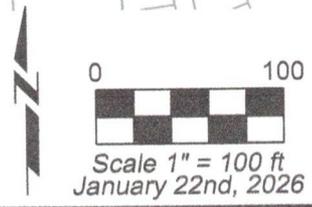
L = 40.31ft
R = 4723.66ft
Δ = 0°29'20"
CH = N31°01'47"W
CL = 40.31ft

L = 563.86ft
R = 4678.66ft
Δ = 6°54'19"
CH = N26°49'39"W
CL = 563.52ft



Job No: 2504-07

This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.



K:\2025\2504-07\Bndry\Exhibit_Simon Lake Estates Overall.dwg, Saved by: sierrap, 1/22/2026 4:43:03 PM, 1:1

HUNTERTOWN ORDINANCE NO. 26- 006

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO
THE TOWN OF HUNTERTOWN, INDIANA
COMMONLY KNOWN AS THE FENS VOULUNTARY ANNEXATION II**

WHEREAS, a Petition and Consent was received and filed on January 21, 2026, that requested that the Town of Huntertown adopt an Ordinance annexing to the Town of Huntertown, Indiana, certain land located outside of but contiguous to the Town of Huntertown, Indiana; and,

WHEREAS, said Petition and Consent was signed by the one hundred percent (100%) of the owners of the land in the territory sought to be annexed; and,

WHEREAS, following publication of a notice of the public hearing on January 30, 2026, the Town Council conducted a public hearing on March 2, 2026, regarding the proposed annexation to which no objection was made.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Huntertown, Indiana, that:

Section 1. That the following described territory be and the same is hereby annexed to, and made a part of, the Town of Huntertown, Indiana, to-wit:

SEE ATTACHED EXHIBIT "A"

Section 2. That governmental and proprietary services will be provided to the above-described territory in a manner consistent with the written Fiscal Plan for the territory developed by O.W. Krohn & Associates, LLP. Said Plan was examined by the Town Council of the Town of Huntertown and has been approved and adopted by the Town Council by resolution. Two copies of said plan are on file in the Town Hall of the Town of Huntertown and are available for inspection as required by law.

Section 3. That, after adoption, this Ordinance shall be published as provided for in I.C. § 36-4-3-7, and the above-described territory shall become a part of the Town of Huntertown thirty (30) days after its publication pursuant to I.C. § 5-3-1 upon completion of the filings required by I. C. § 36-4-3-22, or on April 16, 2026, whichever is later. In the event of litigation challenging this Ordinance, the territory shall become part of the Town of Huntertown, Indiana, following the final decision resolving any remonstrance, but not before April 16, 2026.

This Ordinance is adopted this 16 th day of March, 2026.

HUNTERTOWN TOWN COUNCIL

By: _____
Michael Aker, President

By: _____
Tina McDonald, Vice President

By: _____
Patricia Freck, Council Member

By: _____
Brad Hite, Council Member

By: _____
Brandon Seifert, Council Member

ATTEST:

Ryan Schwab
Clerk-Treasurer

EXHIBIT "A"

Legal Description:

A tract of land located in the Northeast Quarter of Section 24, T32N, R11E, in Allen County, the State of Indiana, as prepared by Duane A. Brown, LS #80040337, D. A. Brown Engineering Consultants, Inc., Job No. 2112-01-001 (based on Plat of Survey #32-11-24-01, dated December 12, 2022, recorded as Document No. 2022065662), more fully described as follows:

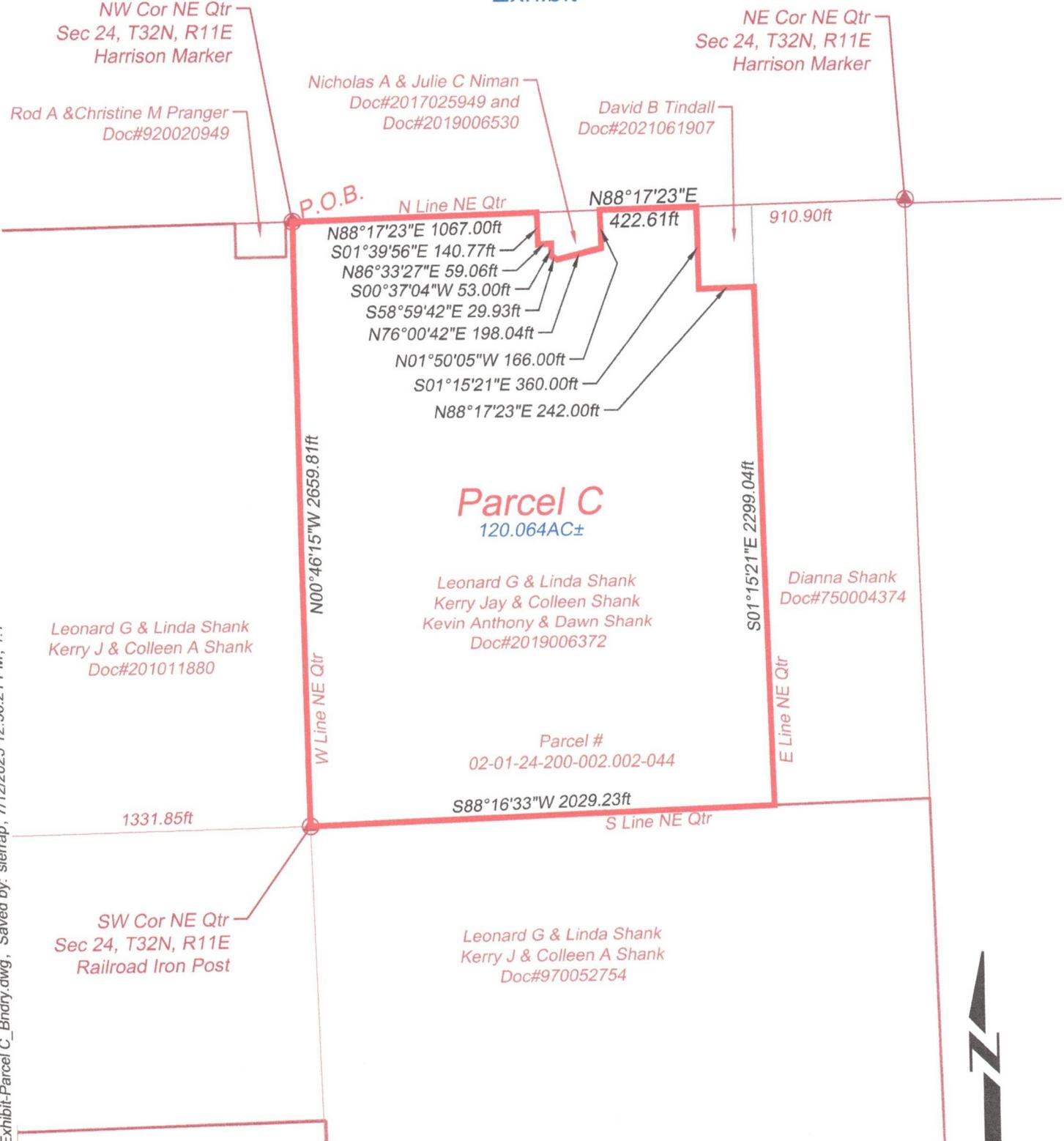
BEGINNING at a Harrison Marker situated in the Northwest corner of said Northeast Quarter; Thence North 88 Degrees 17 Minutes 23 Seconds East (Indiana State Plane Coordinate System East Zone-GPS Grid Basis of Bearings), a distance of 1067.00 feet along the North line of said Northeast Quarter to a Marker Spike with Tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to Nicholas A. And Julie C. Niman in Allen County Document No. 2017025949 (hereafter described as "Niman #1"); Thence along the West line of said Niman #1 tract for the following courses and distances:

South 01 Degrees 39 Minutes 56 Seconds East for 140.77 feet to a Rebar Stake with Cap (FIRM 0042), North 86 Degrees 33 Minutes 27 Seconds East for 59.06 feet to a Rebar Stake with Cap (Updike), and South 00 Degrees 37 Minutes 04 Seconds West for 53.00 feet to a Rail Road Spike in the Southeast corner thereof (also being the Westernmost corner of the tract of land described in the conveyance to Nicholas A. And Julie C. Niman in Allen County Document No. 2019006530 [hereafter described as "Niman #2"]);

Thence South 58 Degrees 59 Minutes 42 Seconds East, a distance of 29.93 feet along the South line of said Niman #2 tract to a Rebar Stake with Cap (FIRM 0027); Thence North 76 Degrees 00 Minutes 42 Seconds East, a distance of 198.04 feet along the South line of said Niman #2 tract to a Rebar Stake with Cap (FIRM 0042) in the Southeast corner thereof; Thence North 01 Degrees 50 Minutes 05 Seconds West, a distance of 166.00 feet along the East line of said Niman #2 tract to a Marker Spike with Tag (FIRM 0042) in the Northeast corner thereof; Thence North 88 Degrees 17 Minutes 23 Seconds East, a distance of 422.61 feet along the North line of said Northeast Quarter to a Marker Spike with Tag (FIRM 0042) in the Northwest corner of the tract of land described in the conveyance to David B. Tindall in Allen County Document No. 2021061907 (being 910.90 feet South 88 Degrees 17 Minutes 23 Seconds West from a #5 Rebar Stake in the Northeast corner of said Northeast Quarter); Thence South 01 Degrees 15 Minutes 21 Seconds East, a distance of 360.00 feet along the West line of said Tindall tract to a Rebar Stake in the Southwest corner thereof; Thence North 88 Degrees 17 Minutes 23 Seconds East, a distance of 242.00 feet along the South line of said Tindall tract to a Rebar Stake with Cap (FIRM 0042) in the Southeast corner thereof; Thence South 01 Degrees 15 Minutes 21 Seconds East, a distance of 2299.04 feet along the West line of the East half of the West half of said Northeast Quarter (also being the West line of the tract of land described in the conveyance to Dianna Shank in

Allen County Document No. 750004374) to a Rebar Stake with Cap (FIRM 0042) in the Southwest corner thereof; Thence South 88 Degrees 16 Minutes 33 Seconds West, a distance of 2029.23 feet along the South line of said Northeast Quarter to a Railroad Iron Post in the Southwest corner thereof; Thence North 00 Degrees 46 Minutes 15 Seconds West, a distance of 2659.81 feet along the West line of said Northeast Quarter to the **POINT OF BEGINNING**, said tract containing 120.064 Acres, more or less, and being subject to all public road rights-of-way and to all easements of record.

Parcel C
02-01-24-200-002.002-044
Exhibit



Leonard G & Linda Shank
 Kerry J & Colleen A Shank
 Doc#201011880

Leonard G & Linda Shank
 Kerry Jay & Colleen Shank
 Kevin Anthony & Dawn Shank
 Doc#2019006372

Dianna Shank
 Doc#750004374

Parcel #
 02-01-24-200-002.002-044

SW Cor NE Qtr
 Sec 24, T32N, R11E
 Railroad Iron Post

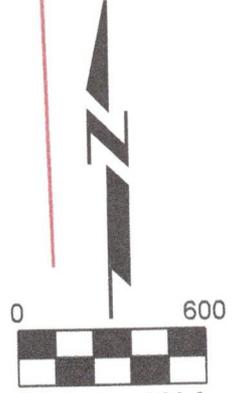
Leonard G & Linda Shank
 Kerry J & Colleen A Shank
 Doc#970052754



D.A. Brown Engineering Consultants
 5491 County Road 427, PO Box 389, Auburn, IN 46706
 Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
 www.dabrownengineering.com

Job No: 2112-01

This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report as defined in 865 IAC 1-12.



Scale 1" = 600 ft
 July, 10th, 2023

K:\2021\12\112-01\Bndry\Exhibit-Parcel C_Bndry.dwg, Saved by: sierrap, 7/12/2023 12:56:21 PM, 1:1

HUNTERTOWN ORDINANCE NO. 26-007

**AN ORDINANCE TO AMEND HUNTERTOWN ORDINANCE NO. 26-002
ANNEXING CERTAIN TERRITORY TO
THE TOWN OF HUNTERTOWN, INDIANA**

WHEREAS, Huntertown Ordinance No. 26-002 was adopted on January 20, 2026, and recorded in the Office of the Recorder of Allen County, Indiana on January 26, 2026, as document No. 20206003796; and,

WHEREAS, Ordinance No. 26-002, contained scrivener's errors which can be cured by adoption of this ordinance to amend Ordinance No. 26-002 which otherwise ratifies the annexation of the territory described herein; and,

WHEREAS, a Petition and Consent was received and filed on December 1, 2025, that requested that the Town of Huntertown adopt an Ordinance annexing to the Town of Huntertown, Indiana, certain land located outside of but contiguous to the Town of Huntertown, Indiana; and,

WHEREAS, said Petition and Consent was signed by the one hundred percent (100%) of the owners of the land in the territory sought to be annexed; and,

WHEREAS, following publication of a notice of the public hearing on December 13, 2025, the Town Council conducted a public hearing on January 5, 2026, regarding the proposed annexation to which no objection was made.

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Huntertown, Indiana, that:

Section 1. That the following described territory, as amended, be and the same is hereby annexed to, and made a part of, the Town of Huntertown, Indiana, to-wit:

Part of the SW1/4 of section 16 and the SE1/4 of section 17, both in Township 32 North, Range 12 East, 2nd P.M., Perry Civil Township, Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of the SE1/4 of the SE1/4 of section 17, T32N, R12E; thence Southerly along the east line of the southeast quarter to the northwest of Document No.: 2025012151, Office of the Allen County Recorder and also being the Point of Beginning; thence easterly along the north line of Document No.: 2025012151 and Document No.: 2025024889, Office of the Allen County Recorder to the northeast corner of Document No.: 2025024889; thence southerly along the east line of Document No.: 2025024889 to the southeast corner of Document No.: 2025024889; thence westerly along the south line of said Document No.: 2025024889 to its intersection with the east Right of

Way of the Dunton Road; thence southerly along the east Right of Way of Dunton Road to its intersection the south line of Document No.: 2021085792, Office of the Allen County Recorder extended easterly; thence westerly along the south line of Document No.: 2021085792 extended easterly, and the south line of Document No.: 2021085792 to the southwest corner of Document No.: 2021085792 and also being on the existing Corporate limits of Huntertown; thence northerly along the west line of Document No.: 2021085792 and Document No.: 2012061303, Office of the Allen County Recorder, said line also being on the existing Corporate limits of Huntertown to the northwest corner of Document No.: 2012061303; thence easterly along the north line of Document No.: 2012061303 and Document No.: 91-053199, Office of the Allen County Recorder, to its intersection with the west Right of Way of Dunton Road; thence northerly along the west Right of Way of Dunton Road to its intersection with the north line of Document No.: 2025012151 extended westerly; thence easterly along the north line of Document No.: 2025012151 extended westerly to the Point of Beginning.

Section 2. That governmental and proprietary services will be provided to the above-described territory in a manner consistent with the written Fiscal Plan for the territory developed by O.W. Krohn & Associates, LLP. Said Plan was examined by the Town Council of the Town of Huntertown and has been approved and adopted by the Town Council by resolution. Two copies of said plan are on file in the Town Hall of the Town of Huntertown and are available for inspection as required by law.

Section 3. That, the council hereby ratifies and confirms the adoption of Huntertown Ordinance 26-002 on January 20, 2026, as herein amended, and further confirms that the above-described territory became a part of the Town on February 19, 2026. The council hereby directs the recordation of this Ordinance in the Office of the Recorder of Allen County, Indiana upon adoption.

This Ordinance is adopted this 2nd day of March 2026.

HUNTERTOWN TOWN COUNCIL

By: _____
Michael Aker, President

By: _____
Brad Hite, Council Member

By: _____
Tina McDonald, Vice President

By: _____
Brandon Seifert, Council Member

By: _____
Patricia Freck, Council Member

ATTEST:

Ryan Schwab, Clerk-Treasurer



TOWN OF HUNTERTOWN

15617 Lima Road ★P.O. Box 95★Huntertown, IN 46748
Phone: (260) 637-5058★Fax: (260) 637-5891

March 3, 2026

Allen County Zoning Hearing Officer
Citizens Square – Suite 150
200 East Berry Street
Fort Wayne, IN 46802

RE: Development Standards Request DSV-2026-0010 Sonora Subdivision – Section 4
(2643 Hathaway Road)

The Huntertown Town Council has reviewed the pending application of Oakmont Development, LLC, for a development standards request for a 52-multifamily (duplex) development at 2643 Hathaway Road. On behalf of the Town Council, I submit the following:

The Huntertown Town Council currently has no objection to the below listed proposed development standard variances. This is subject to amendment based on public comments, findings of fact provided by the Department of Planning Services, or any applicable standard as outlined in IC 36-7-4-603.

- 1) Reduce front and rear yard setbacks from 25' to 20' 2.
- 2) Reduce lot width at building line from 50' to 30' 3.
- 3) Reduce minimum lot area from 6,000 sq ft (interior lot) and 8,500 sq ft (corner lot) to 3,000 sq ft (interior lot) and 6,000 sq ft (corner lot).
- 4) Reduce side yard setback from 5' to 0'.

The Huntertown Town Council understands that the unique spacing of the lots may require some variance from the strict application of the Huntertown Zoning Ordinance. The Town Council looks forward to working with the Department of Planning Services and the Allen County Plan Commission to update Huntertown's zoning ordinance to more closely mirror the Allen County Zoning Ordinance to reduce the number of variances required. A priority for Huntertown is maintaining no effect on the use and value of adjacent properties and maintaining safety and distance from Hathaway Road. The Town of Huntertown supports the Allen County Department of Planning Services staff recommendation of approval for the four above variances.

A representative for the Town of Huntertown will be available to attend the Allen County Zoning Hearing Officer/Board of Zoning Appeals meeting on March 11 at 8:30am and answer any questions the officer might have.

Thank you,

Hannah Walker
Huntertown Town Manager



Applicant

Applicant Name: Oakmont Development Company IV, LLC
Address: 9601 Coldwater Road City: Fort Wayne State: IN Zip: 46825
Email (type or print): jthomas@oakmontdev.com Phone: 260-489-2000

Property Ownership

Same as applicant

Owner Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Email (type or print): _____ Phone: _____

Primary Contact Person

Same as applicant

All staff correspondence will be sent only to the designated primary contact person
Primary Contact: Bob Gaffer, PE; MLS Engineering
Address: 10060 Bent Creek Blvd City: Fort Wayne State: IN Zip: 46825
Email (type or print): bob@mlswebsite.us Phone: 260-489-8571 x5

Property Details

Project Address: Hathaway Road, Fort Wayne IN 46818
Current Use of Property: Agricultural Field
Present Zoning: AR

Describe the proposed use/development in detail (attach additional page(s) if necessary)

Construct 52 Multi-Family (duplex) homes. Would specifically require the following variances: (1) ²¹¹ Reduce front and rear yard setbacks from 25' to 20'. (2) ~~Reduce required road frontage from 50' to 0'.~~ (3) Reduce lot width at building line from 50' to 30'. (4) Reduce minimum lot area from 6,000 sq. ft. (interior lot) and 8,500 sq. ft. (corner lot) to 3,000 sq. ft. (interior lot) and 6,000 (corner lot). (5) Reduce side yard setback from 5' to 0'.

Filing Requirements

Non-refundable Filing Fee Detailed Site Plan Complete Application

Acknowledgements and Signatures

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Board of Zoning Appeals (Board); as may be reviewed by the applicable Hearing Officer (HO).
- In addition, I/We acknowledge that if the Board/HO approves this request that the Board/HO may impose certain conditions of approval and/or impose a written commitment as part of the Board/HO decision.
- In addition, I/We affirm that the above information is true and accurate and that if any information submitted is false or inaccurate, then Board/HO may deny my request.
- In addition, 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 the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Jeff Thomas
printed name of applicant

[Signature]
signature of applicant

2/2/26
date

Jeff Thomas
printed name of property owner

[Signature]
signature of property owner

2/2/26
date

ck # 1344 STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
<u>2/2/26</u>	<u>113404</u>	<u>3/11/26</u>	<u>DSV-2026-0010</u>





Legal Test Questions

The Board of Zoning Appeals (Board) or Hearing Officer (HO) may consider **development standards variances** pursuant to IC 36-7-4-918.5 and must make a written determination that the request meets the following criteria (described as legal tests) in order for the request to be approved. Provide your responses for consideration by the Board/HO in review of your application:

(for appropriate consideration, please do not put single word answers or N/A in response to the questions)

- (1) **Explain** how the approval will not be injurious to the public health, safety, morals, and general welfare of the community;

The requested development plan variances are located internally within the platted subdivision and will not be injurious to the public health, safety, morals, and general welfare of the community. Similar development standards are allowable by the Allen County Zoning Ordinance for two-family residential developments.

- (2) **Explain** how the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;

The surrounding land uses in the area are heavily residential. Adding mixed-use residential development (two-family) is necessary in areas of school districts to provide alternative housing options. The use and value of adjacent property should not be affected in a negative manner.

- (3) **Explain** how the strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property;

Strict application of the terms of the Zoning Ordinance will likely reduce the number of lots/units within the proposed development to a total that is unfeasible to continue forward with the development, and alternative options would need to be pursued.

Additional Applicant Acknowledgements and Site Questions

Applicant Initials: Applicant is responsible to review for any applicable private restrictive covenants or deed restrictions
DPS does not review or enforce private covenants

Is this property served by public or private (septic) sewer: Public Private (septic)

Expected timeframe to complete the development and/or establish the use: August 2026





**Rezone Legal Description
12.709 Acres**

Part of the Northeast Quarter of Section 30, Township 32 North, Range 12 East of the Second Principal Meridian, Perry Township in Allen County, Indiana, and being more particularly described as follows:

Commencing at a Harrison Marker marking the Northwest corner of said Northeast Quarter; thence North 89 degrees 15 minutes 35 seconds East (Indiana East SPC, 1983 bearing and basis of bearings to follow), a distance of 287.00 feet along the North line of said Northeast Quarter and within the right-of-way of Hathaway Road to the **POINT OF BEGINNING** of the herein described tract; thence continuing North 89 degrees 15 minutes 35 seconds East, a distance of 992.00 feet along said North line and said right-of-way; thence South 01 degrees 32 minutes 05 second East, a distance of 830.97 feet to a point on the North line of an existing 30.000 acre tract described in Document Number 2023051971 in the Office of said Recorder also being the centerline of Geller Legal Open Drain; thence North 75 degrees 35 minutes 55 seconds West, a distance of 29.71 feet (Deed) along said North line and centerline; thence North 45 degrees 02 minutes 56 seconds West, a distance of 123.20 feet (Deed) continuing along said North line and centerline; thence North 48 degrees 16 minutes 11 seconds West, a distance of 209.02 feet (Deed) continuing along said North line and centerline; thence North 73 degrees 04 minutes 27 seconds West, a distance of 185.57 feet (Deed) continuing along said North line and centerline; thence North 75 degrees 38 minutes 01 seconds West, a distance of 393.20 feet (Deed) continuing along said North line and centerline; thence South 78 degrees 34 minutes 20 seconds West, a distance of 146.26 feet (Deed) along said North line and centerline; thence South 73 degrees 09 minutes 23 seconds West, a distance of 35.87 feet along said North line and centerline; thence North 00 degrees 44 minutes 25 seconds West, a distance of 472.13 feet to the Point of Beginning. Containing 12.709 acres, more or less. Subject to the right-of-way of Hathaway Road, the Geller Legal Open Drain, and subject to easements of record.

The above description was created for rezoning purposes and should not be construed as an Original Title 865 Boundary Survey Description.

Survey Job #22106677

Date: January 30, 2026

For: Oakmont Development Company II LLC/ Solomon Farm Holdings LLC

Miller Land Surveying, Inc.

Corporate Office

221 Tower Drive – Monroe, IN 46772
260-692-6166

Fort Wayne Office

10060 Bent Creek Blvd – Fort Wayne, IN 46825
260-489-8571

FLOOD PLAIN CERTIFICATION

This property is within Other Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). Other Flood Zone "X" areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with discharge from dams, levees, canals, and areas protected by levees from 1% annual chance flood, Special Flood Hazard Area (SFHA) subject to inundation by the 1% Annual Chance Flood Zone "X", the 1% Flood elevation determination, and Special Flood Hazard Area (SFHA) subject to inundation by the 1% Annual Chance Flood Zone "X" (see Flood Elevation determination as defined by the FEMA Flood Insurance Rate Map) for the Town of Frankfort, Indiana, Community No. 180405, Panel No. 01003, dated August 3, 2009.

Survey Completed By:

Corporate Office:
211 Toney Drive
Merrill, IN 46757
Phone: (260) 692-6174

Miller Land Surveying, Inc.

Scott R. Miller, P.S. No. L23088899
Robert J. Marnett, P.S. No. L230406928

www.mlsurvey.com
Precision and Professionalism is where we draw the line.

Fort Wayne Office:
10860 Boat Creek Blvd
Fort Wayne, IN 46825
Phone: (260) 488-8571



The services shown herein shall be the responsibility of the engineer or architect. The engineer or architect shall be responsible for the accuracy of the information provided. The engineer or architect shall be responsible for the accuracy of the information provided. The engineer or architect shall be responsible for the accuracy of the information provided.

MLSEngineering
ENGINEERING YOUR TOMORROW... TODAY
Merrill Office
211 Toney Drive
Merrill, IN 46757
Phone: (260) 692-6174
Fort Wayne Office
10860 Boat Creek Blvd
Fort Wayne, IN 46825
Phone: (260) 488-8571
www.mlsurvey.com

PREPARED FOR:
DAKAMONT DEVELOPMENT
9601 Caldwell Road
Fort Wayne, IN 46825
(260) 489-2000

Agency Review - February 2, 2026

REVISIONS

Sonora Section 4
Hathaway Road
Fort Wayne, IN 46818
Site Development Plans
Topographic Survey

Date: 2-2-2026
Design By: RLG
Checked By: RLG
Project No.: 25128117
Sheet Number

C1.0



NOTES

Location and extent of underground utilities are shown from best available record drawings and/or field work. Utility lines shown herein are representative in location and indicated for reference only. Call Indiana Underground Plant Protection Service (IUPPS) at 1-800-955-5154 for field marked locations of utilities prior to any excavation.

- Indiana Underground Plant Protection Service (IUPPS) Locate Number For This Project: 211105292 / 211105258 / 211105019

Elevations are based upon a DINGUS (Indiana Continuously Operating Reference Station Network) Indiana East Datum - North American Vertical Datum (NAVD83).

This survey is not and shall not be construed to be, an ALTA/NSPS Land Title Survey, Boundary Survey, Route Survey, or Land Surveyor's Location Report of the subject land. The contracted scope of services were limited to providing a topographic survey of the subject site for the purposes of civil engineering design and construction documents.

The location and dimensions of all building structures on the face of the survey (if applicable) are not indicated for structural design.

VICINITY MAP



SYMBOL AND LINE LEGEND

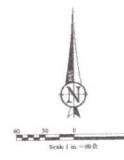
Electric Meter	SS	Sanitary Line
Gas Meter	---	Storm Line
Power Pole	---	Underground Telephone
Fire Hydrant	---	Water Line
Water Meter	---	Overhead Electric
Gas Valve	---	Underground Electric
Telephone Pedestal	---	Gas Line
Boundary Line	---	Water Conduit
Block Walls	---	Minor Conduit
Concrete Pad	---	Edge of Water
Curb/Gut Head	---	Grass
Field Drain	---	Refinery Wall
MS Manhole	---	Slime
Manhole	---	Freemont
Pool	---	Concrete
Raised Inlet	---	Leasement
Sign	---	Right-of-Way Line
Square Inlet	---	Boundary
Well	---	
Washing River	---	

PRIMARY PLAT LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 30, Township 32 North, Range 12 East of the Second Principal Meridian, Perry Township in Allen County, Indiana, and being more particularly described as follows:

Commencing at a reference marker marking the Northwest corner of said Northeast Quarter (thence North 89 degrees 15 minutes 35 seconds East (bearing) 267.970 feet bearing and lots of bearing to follow), a distance of 267.970 feet along the North line of said Northeast Quarter and within the right-of-way of Hathaway Road to the POINT OF BEGINNING of the herein described tract; thence continuing North 89 degrees 15 minutes 35 seconds East, a distance of 895.40 feet along said North line and said right-of-way; thence North 10 degrees 32 minutes 01 seconds East, a distance of 830.77 feet to a point on the North line of an existing 30-foot wide tract described as the West half of Section 30 (201915) in the Office of Land Records also being the corner line of the Legal Right-of-Way Drive, thence North 75 degrees 31 minutes 51 seconds East, a distance of 166.26 feet (Doubt) along said North line and continue; thence North 47 degrees 45 minutes 12 seconds West, a distance of 208.02 feet (Doubt) continuing along said North line 291.71 feet (Doubt) along said North line and continue; thence North 47 degrees 45 minutes 12 seconds West, a distance of 112.29 feet (Doubt) continuing along said North line to the corner 27 seconds West, a distance of 163.37 feet (Doubt) continuing along said North line and continue; thence North 75 degrees 31 minutes 51 seconds East, a distance of 391.25 feet (Doubt) continuing along said North line and continue; thence North 75 degrees 31 minutes 51 seconds West, a distance of 146.26 feet (Doubt) along said North line and continue; thence North 75 degrees 31 minutes 51 seconds West, a distance of 17.97 feet along said North line and continue; thence North 75 degrees 31 minutes 51 seconds West, a distance of 471.13 feet to the Point of Beginning. Containing 12.709 acres, more or less. Subject to the right-of-way of Hathaway Road, the Office Legal Right-of-Way Drive, and subject to easements of record.

This above description was created for recording purposes and should not be construed as an Original Title and Boundary Survey Description.



Corporate Office
221 Tower Drive
Monroe, IN 46772
(260) 692-6166

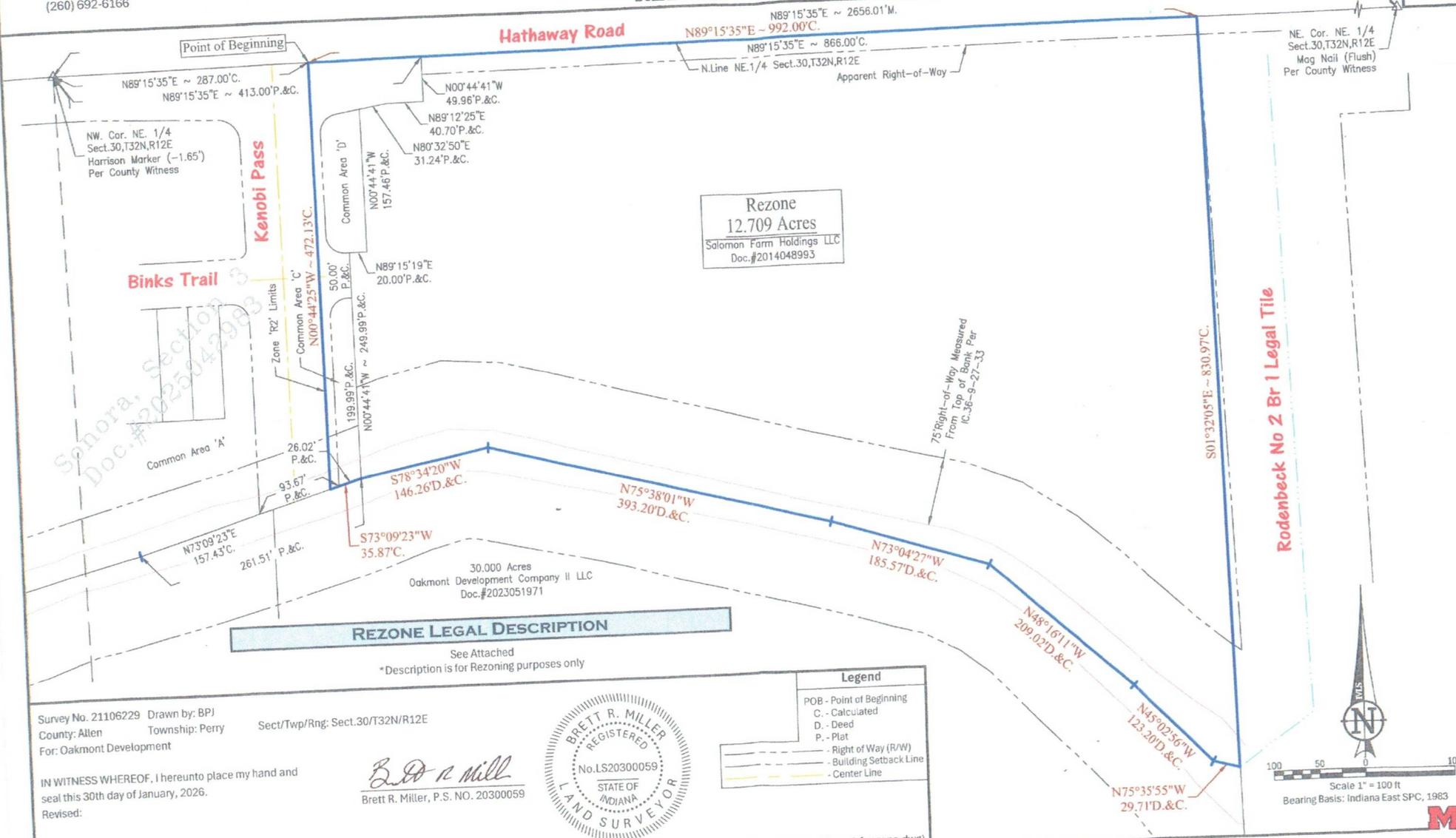
Brett R. Miller, PS No. LS20300059
Robert J. Marucci, PS No. LS20400028
Benjamin P. Johnson, PS No. LS22500003

MLS MILLER LAND SURVEYING

Precision and Professionalism
is where we draw the line.

Fort Wayne Office
10060 Bent Creek Blvd.
Fort Wayne, IN 46825
(260) 489-8571

REZONE SKETCH



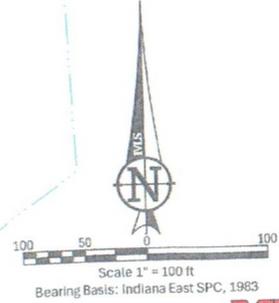
Survey No. 21106229 Drawn by: BPJ
 County: Allen Township: Perry Sect/Twp/Rng: Sect.30/T32N/R12E
 For: Oakmont Development

IN WITNESS WHEREOF, I hereunto place my hand and seal this 30th day of January, 2026.
 Revised:

Brett R. Miller
 Brett R. Miller, P.S. NO. 20300059



(Drawing Name:21106229_sect 4 rezone.dwg)





TOWN OF HUNTERTOWN

15617 Lima Road ★P.O. Box 95★Huntertown, IN 46748
Phone: (260) 637-5058★Fax: (260) 637-5891

March 3, 2026

Allen County Department of Planning Services
Citizens Square Suite 150
200 East Berry Street
Fort Wayne, IN 46802

RE: Rezoning Petition REZ-2026-0012 and Primary Plat PP-2026-0006 – Tesaro
Subdivision (4700 – 4800 block Carroll Road)

The Huntertown Town Council has reviewed the pending application of Ventura Development, LLC, a Rezoning Petition and Primary Plat for a 1.361-acre parcel located on Carroll Road. On behalf of the Huntertown Town Council, I submit the following:

The Huntertown Town Council currently has no objection to the rezoning of the parcel from AR (Low Intensity Residential) to R2 (Two Family Residential) for the proposed development of 6 units of duplexes as illustrated in the Primary Plat. This is subject to amendment based on public comment, findings of fact provided by the Department of Planning Services, or any applicable standard as outlined in I.C. 36-7-4-603.

The Primary Plat has been reviewed by Huntertown's engineering consultant, Engineering Resources, Inc.. The Town of Huntertown has approved of the primary plat, as noted. The full technical review with notes is attached to this letter. Some general comments include:

- 1) A meeting between the Developer and the Town of Huntertown is suggested to discuss water and sewer permitting requirements. This meeting should occur prior to the Secondary Development Plan Review.
- 2) The Town has the ability to provide water and sewer service.
- 3) Please reconcile property ownership between Allen County iMap property record cards (Clay Jars, LLC), DPS Development Plan Application (Ventura Development, LLC), and MLS Plan Sheet C1.0 (Soaring Eagle Development, LLC Doc #2019012099). Please confirm applicant name to match property ownership.
- 4) The applicant should see Huntertown Code of Ordinances or contact the Town Manager for fees associated with this development.

A representative for the Town of Huntertown will be available to attend the Allen County Plan Commission meeting on March 12, 2026 at 1:30 p.m. and answer any questions Plan Commission members may have.

Thank you,

Hannah Walker, Huntertown Town Manager



February 20, 2026

Derek Simon, PE
MLS Engineering
10060 Bent Creek Blvd.
Fort Wayne, IN 46825

RE: Tesaro Subdivision
Primary Plat Review - Water and Sewer Utility - 6 Lots
Submitted 2/12/2026

Approved Approved as Noted Revise and Resubmit

At the Request of the Town of Huntertown, our office has completed a Primary Plat Review of the water and sewer utilities proposed for the above referenced project. The comments listed must be addressed by the applicant prior to approval by the Town.

GENERAL COMMENTS

1. A meeting between the Developer and Town of Huntertown is suggested to discuss water and sewer permitting requirements. This meeting should occur prior to the Secondary Development Plan Review.
2. The Town has the ability to provide water and sewer service. Improvements may be needed to the plan and the Town's infrastructure to provide water and sewer service to the proposed development. The Town has not yet determined how much the applicant will be required to pay in order to receive the requested services.
3. Final approval pending signed Special Contract with the Town since water and sewer main extensions are needed.
4. The Town will determine during the review if additional sanitary and water utility easements are required to service this and adjoining properties.
5. See Huntertown Code of Ordinances or contact the Huntertown Town Manager for fees associated with this development.
6. Please reconcile property ownership between Allen County iMap (property record card Clay Jars, LLC) and DPS Development Plan Application (Ventura Development, LLC) and MLS Plan Sheet C1.0 (Soaring Eagle Development, LLC Doc #2019012099). Please confirm applicant name to match property ownership.

Please note that approval through this office does not constitute a permit, which can only be issued by Huntertown Utilities.

Sincerely,

Derek Frederickson, P.E.
Review Engineer

Cc: Hannah Walker, Huntertown Town Manager
Gabe Brindle, Distribution Supt./Water Plant Operator

Project Name Tesaro Subdivision

Applicant

Applicant Name: Ventura Development, LLC
 Address: 9601 Coldwater Rd City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Property Ownership Same as applicant

Owner Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email (type or print): _____ Phone: _____

Primary Contact Person Same as applicant

All staff correspondence will be sent only to the designated primary contact person
 Primary Contact: Derek Simon, PE (MLS Engineering, LLC)
 Address: 10060 Bent Creek Blvd City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Architect/Engineer or Surveyor

Arch/Eng/Surveyor: Derek Simon, PE (MLS Engineering, LLC) Indiana Registration #: PE11500716
 Address: 10060 Bent Creek Blvd City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Planning Jurisdiction

- Allen County Planning Jurisdiction Town of Grabill Town of Monroeville
 City of Fort Wayne Town of Huntertown City of Woodburn

Requesting Approval For: Primary Secondary Amended

- Development Plan
 Plat
 Minor Plat

Property Information

Development Address or PIN#: 02-01-25-300-006 001-087
 Size of Development: 6 (number of lots) 6 (number of units) Approx 9,630 (GFA - square feet)
 Present Zoning: AR Proposed Height 18'-2" Proposed Stories 1
 Total Acreage of Site: 1.361 Township Name: Eel River Township Section Number: 25
 Sewer Provider: Town of Huntertown Water Provider: Town of Huntertown
 Proposed Streets: Public and county/city maintained Private and privately maintained

Filing Requirements

- Application signed by property owner(s)
 Applicable filing fees (check payable to the Allen County Treasurer)
 Civil and landscape plans submitted electronically
 Boundary Survey and Legal Description submitted electronically
 Waiver request application (if applicable)
 Proposed restrictive covenants (if applicable)

Acknowledgements and Signatures

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Plan Commission.
 - In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Jeff Thomas (Ventura Development, LLC) [Signature] 2/3/26
 printed name of applicant signature of applicant date
Jeff Thomas (Ventura Development, LLC) [Signature] 2/3/24
 printed name of property owner signature of property owner date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number
	113428		





Applicant

Applicant Name: Ventura Development, LLC
 Address: 9601 Coldwater Rd City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Property Ownership Same as applicant

Owner Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email (type or print): _____ Phone: _____

Primary Contact Person Same as applicant

All staff correspondence will be sent only to the designated primary contact person
 Primary Contact: Derek Simon, PE (MLS Engineering, LLC)
 Address: 10060 Bent Creek Blvd City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Planning Jurisdiction

- Unincorporated Allen County Town of Grabill Town of Monroeville
 City of Fort Wayne Town of Huntertown City of Woodburn

Property Information

Development Address or PIN #: 02-01-25-300-006 001-087
 Present Zoning: AR Proposed Zoning: R2 Acreage to be rezoned: 1.361
 Purpose of rezoning (attach additional page if necessary): To rezone the entire parcel from AR - Low Intensity Residential to R2 - Two Family Residential for proposed development of duplexes.
 Township Name: Eel River Township Section Number: 25
 Sewer Provider: Town of Huntertown Water Provider: Town of Huntertown

Filing Requirements

- Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
 Application signed by property owner(s)
 Boundary/ Utility Survey showing area to be rezoned
 Legal Description of parcel to be rezoned (Please provide in separate word document)
 Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Jeff Thomas (Ventura Development, LLC)
 printed name of applicant

[Signature]
 signature of applicant

2/3/20
 date

Jeff Thomas (Ventura Development, LLC)
 printed name of property owner

[Signature]
 signature of property owner

2/3/20
 date

STAFF USE ONLY			
Received	Receipt Number	Hearing Date	Petition Number
	113427		



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;

The rezoning petition and accompanying primary plat for the proposed residential subdivision are located on a parcel designated as an "Urban Infill Area" per page 61 of the All in Allen Comprehensive Plan. The proposed development offers an alternative housing option in close proximity to major public transit routes, as well as existing single-family and multifamily residential developments. Additionally, the property is within an appropriate distance to be efficiently served by existing utility infrastructure—including sewer, water, and gas—making it a strong and strategic opportunity to support additional housing needs.

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

The character of the proposed structures within the subdivision will be similar to residential duplex structures that have been constructed within Allen County (i.e. Thunderhawk, Everdeen, Kennebec. Preliminary drawings for the duplex building floor plan and elevations have been submitted for reference.

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

The requested zoning change from AR to R2 will help facilitate the desired future land use identified in the Comprehensive Plan. Given its location adjacent to established residential communities such as Majestic Pointe and Carroll Creek, the property is well suited for urban infill development, allowing a currently vacant parcel to be thoughtfully integrated between existing neighborhoods.

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

The proposed development of three duplex structures (six total dwelling units) is not expected to adversely impact the conservation of property values within the jurisdiction. The project will be intentionally designed to be compatible with the surrounding land uses. The scale, layout, and residential character of the duplexes are consistent with nearby development patterns, and the limited number of units ensures that density remains modest and appropriate for the area. Additionally, the development will utilize modern construction standards and materials, contributing to the long-term stability and aesthetic quality of the neighborhood.

(5) Responsible development and growth.

The proposed duplex development supports responsible growth and development by making efficient use of existing land and infrastructure while maintaining compatibility with surrounding uses. Located adjacent to a new single-family subdivision and an established community church, the project represents a logical and orderly extension of residential development in the area.

COMPLETE FILING TO INCLUDE:

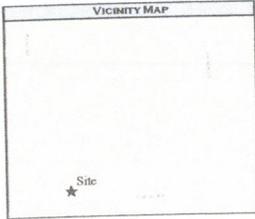
- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*



Primary Plat for Tesaro Subdivision

6 Lot Residential Subdivision located in Part of Section 25, T32N, R11E, Eel River Twp, Allen County, Indiana



PROPOSED FEATURES LEGEND

[Yellow Box]	- PARTIAL PAYMENT
[Green Box]	- CONCRETE SIDEWALK / DRIVEWAY
[Light Green Box]	- OPEN SPACE / LOT AREA
[Dark Green Box]	- COMMON AREA / RIGHT-OF-WAY
[Red Box]	- TWO-FAMILY DUPLEX BUILDING
[Dashed Line]	PROPOSED EASEMENT LINE
[Dashed Line]	BUILDING SETBACK LINE
[Dashed Line]	PROPOSED LOT LINE
[Dashed Line]	EXISTING PROPERTY BOUNDARY
[Red Line]	STORM FEE
[Blue Line]	SANITARY FEE
[Green Line]	WATER FEE
[Blue Circle]	STORM DATCH BASIN / INLETS
[Green Circle]	(D) DRAINAGE / (S) SANITARY STRUCTURE
[Red Circle]	FIRE HYDRANT

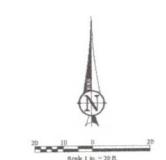
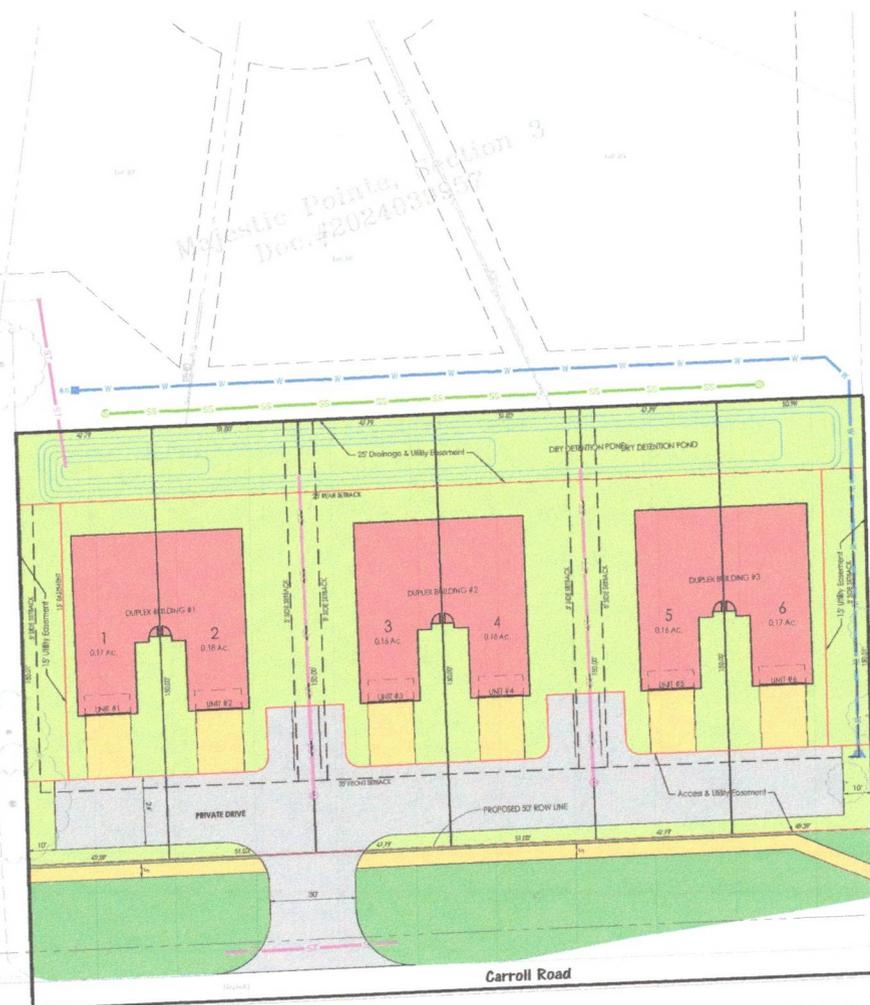
GENERAL SITE PLAN NOTES

1. WATER AND SANITARY SERVICE WILL BE PROVIDED BY THE TOWN OF HENTER TOWN
2. ALL LOTS SHALL HAVE 25' FRONT YARD AND 25' REAR YARD BUILDING SETBACKS
3. PROPOSED ZONING - R1 - TWO FAMILY RESIDENTIAL

PRIMARY PLAT LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 25, Township 32 North, Range 11 East of the Second Principal Meridian, Eel River Township in Allen County, Indiana, based on an original survey by Nathl M. Miller, Indiana Professional Surveyor Number 20100659 of Miller Land Surveying, Inc. Survey No. 2501768-1, dated January 22, 2025, and being more particularly described as follows:

Commencing at a Historic Marker marking the Southwest corner of said Southeast Quarter, thence North 88 degrees 38 minutes 06 seconds East (about bearing and true of bearings to follow), a distance of 1012.72 feet along the South line of said Southeast Quarter and within the right-of-way of Carroll Road to a Deed Nail with a "Miller Surveying Firm #19195" identification ring on the East line of an existing tract described in Deed Instrument 201049997 in the Office of the Recorder of Allen County, Indiana, thence North 88 degrees 38 minutes 06 seconds East to a Deed Nail with a "Miller Land Surveying Firm #19195" identification ring on the South line of the Plat of Mosaic Pointe Section 3, described in Document Number 202403997 in the Office of said Recorder, thence North 88 degrees 38 minutes 06 seconds East, a distance of 296.23 feet (296' along said North line to a 5/8" Steel Rebar with a "Miller Land Surveying Firm #19195" identification ring on the East line of an existing tract described in Document Number 201041209 in the Office of said Recorder, thence South 00 degrees 00 minutes 30 seconds East, a distance of 296.23 feet along said East line to a Deed Nail with a "Miller Surveying Firm #19195" identification ring on the South line of said Southeast Quarter, thence South 88 degrees 38 minutes 06 seconds West, a distance of 296.61 feet (296' along said North line and within the right-of-way of Carroll Road to the Point of Beginning, thence along 1.345 acres, more or less, Subject to right-of-way of Carroll Road and subject to easements of record.



MI Engineering, Inc.
1200 West Creek Avenue
Fort Wayne, IN 46825
Phone: (260) 489-2000

MI Engineering
ENGINEERING YOUR TOMORROW... TODAY
Survey Office
1200 West Creek Avenue
Fort Wayne, IN 46825
Phone: (260) 489-2000
www.miengineer.com

PREPARED FOR:
Venturo Development, LLC
9601 Caldwell Road
Fort Wayne, IN 46825
260-489-2000

REVISIONS:	

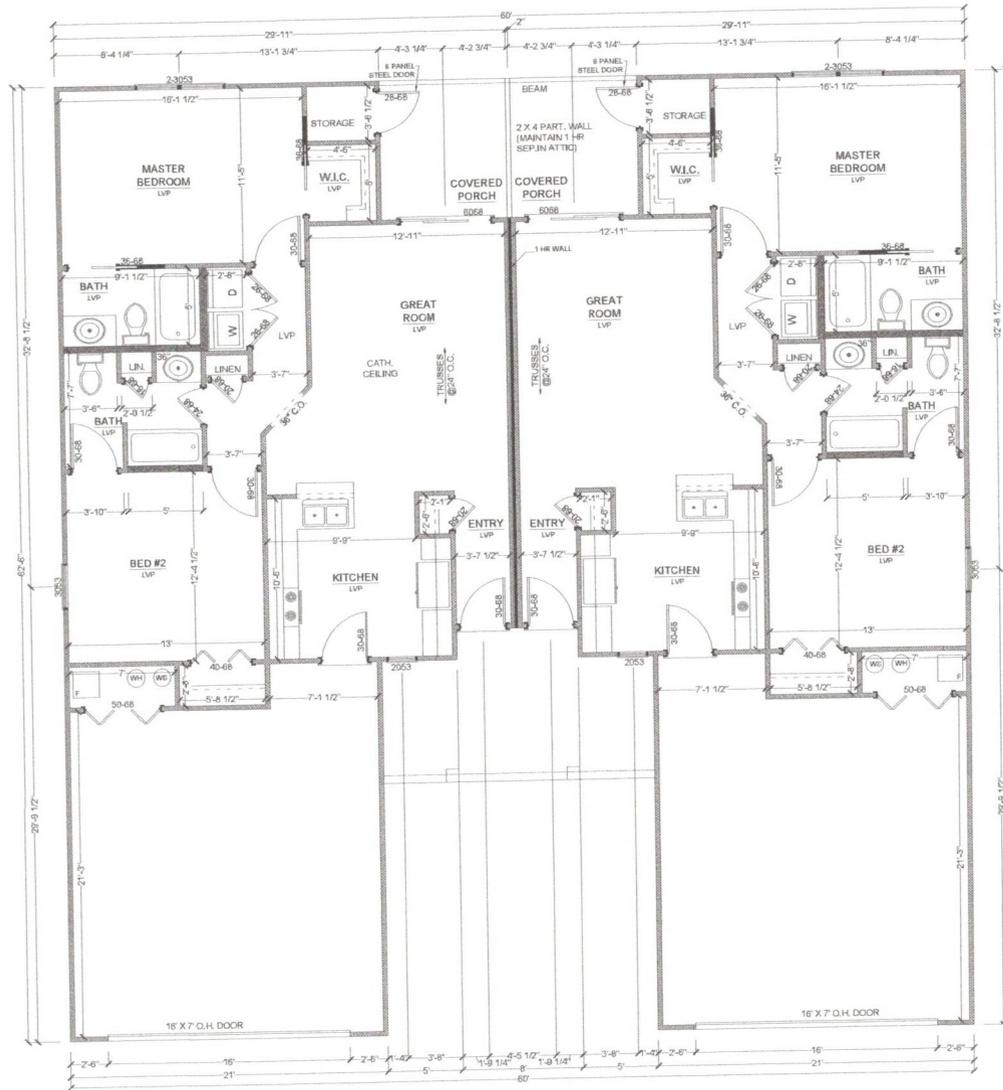
Tesaro Subdivision
Carroll Road
Fort Wayne, IN 46818
Primary Development Plan
Primary Plat

Date: 02-03-2026
Design By: DJS
Checked By: DJS
Project No: 25017680

Sheet Number:
PP-1



KIRACOFF HOMES



FLOOR PLAN
SCALE 1/8" = 1'0"

- NOTES:
 1. INSTALL GAS LINE TO RANGE
 2. ENSURE ELECTRICAL CONDUIT RAN TO CENTER OF KITCHEN ISLAND
 3. WALLS THICKER THAN 2 X 4 BEARING WALLS SHOWN DARKER.

SQUARE FOOTAGE	
SIDE 1:	1,013 SF
SIDE 2:	1,013 SF
TOTAL:	2,970 SF
GARAGE:	475 SF

BLUEPRINT APPROVED

Kiracoff Rep: _____
 Homeowner: _____
 Date: _____
 Any revisions made after blueprint approval will incur a minimum charge of \$300 in addition to the incurred cost of the physical changes to the house.

FLOOR PLAN
DUPLEX

DATE: _____
 REVISION: _____
 INFO: _____

3
SHEET

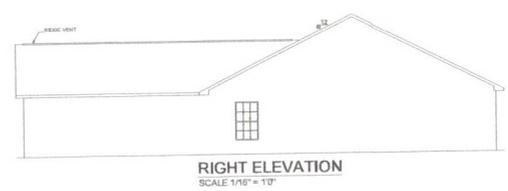
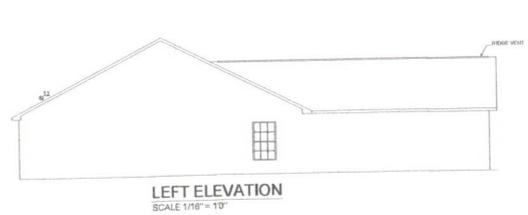


KIRACOFE HOMES

SQUARE FOOTAGE	
SIDE 1:	1,013 SF
SIDE 2:	1,013 SF
TOTAL:	2,970 SF
GARAGE:	475 SF

BLUEPRINT APPROVED

Kiracofe Rep: _____
 Homeowner: _____
 Date: _____
 Any revisions made after blueprint approval will incur a minimum charge of \$300 in addition to the incurred cost of the physical changes to the house.



**ELEVATIONS
DUPLIX**

DATE: _____
 REVISION: _____
 INFO: _____



TOWN OF HUNTERTOWN

15617 Lima Road ★P.O. Box 95★Huntertown, IN 46748
Phone: (260) 637-5058★Fax: (260) 637-5891

March 3, 2026

Allen County Department of Planning Services
Citizens Square Suite 150
200 East Berry Street
Fort Wayne, IN 46802

RE: Rezoning Petition REZ-2026-0015 and Primary Plat PP-2026-0004 – Lakewood Parke Townhomes

The Huntertown Town Council has reviewed the pending application of Windsor Inc., a Rezoning Petition and Primary Plat for a 11.32-acre parcel located on Hathaway Road. On behalf of the Huntertown Town Council, I submit the following:

The Huntertown Town Council currently has no objection to the rezoning of the parcel from AR (Low Intensity Residential) to R3 (Multiple Family Residential) for the proposed development of 64 units of townhomes as illustrated in the Primary Plat. This is subject to amendment based on public comment, findings of fact provided by the Department of Planning Services, or any applicable standard as outlined in I.C. 36-7-4-603.

The Primary Plat has been reviewed by Huntertown's engineering consultant, Engineering Resources, Inc.. The Town of Huntertown has approved of the primary plat, as noted. The full technical review with notes is attached to this letter. Some general comments include:

- 1) A meeting between the Developer and the Town of Huntertown is suggested to discuss water and sewer permitting requirements. This meeting should occur prior to the Secondary Development Plan Review.
- 2) The Town has the ability to provide water and sewer service.
- 3) Because the development falls outside the Town's corporate limits, approval for water main and sanitary sewer services is required by the Town Council to serve the project, and a voluntary annexation will be required as a condition of approval for the water and sanitary sewer connections.
- 4) The applicant should see Huntertown Code of Ordinances or contact the Town Manager for fees associated with this development.
- 5) There is floodplain on the property. Please reflect on the plans.

A representative for the Town of Huntertown will be available to attend the Allen County Plan Commission meeting on March 12, 2026 at 1:30 p.m. and answer any questions Plan Commission members may have.

Thank you,

Hannah Walker, Huntertown Town Manager



**DPS Plan Commission
Rezoning Petition Application**

Applicant

Applicant Name: Windsor Inc
 Address: 7505 Westfield Drive City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Property Ownership Same as applicant

Owner Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email (type or print): _____ Phone: _____

Primary Contact Person Same as applicant

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

Primary Contact: David D. Brown
 Address: 5491 County Road 427 City: Auburn State: IN Zip: 46706
 Email (type or print): [REDACTED]

Planning Jurisdiction

- Unincorporated Allen County Town of Grabill Town of Monroeville
 City of Fort Wayne Town of Huntertown City of Woodburn

Property Information

Development Address or PIN #: 020124400004000087 (Windsor) & 020124400001003044 (GRE)
 Present Zoning : AR Proposed Zoning : R3 Acreage to be rezoned : 11.32
 Purpose of rezoning (attach additional page if necessary): To enable construction of a Townhomes Residential Subdivision

Township Name: Eel River Township Section Number: 24
 Sewer Provider: Huntertown Water Provider: Huntertown

Filing Requirements

- Filing fee \$1250.00 or \$350.00 for downzoning an existing SFR use to R1 Zoning
 Application signed by property owner(s)
 Boundary/ Utility Survey showing area to be rezoned
 Legal Description of parcel to be rezoned (Please provide in separate word document)
 Rezoning Criteria (please complete attached document)

Acknowledgements and Signatures

- 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 applicable Zoning Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions 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.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Rob Wacker _____ [Signature] 1/29/26
 printed name of applicant signature of applicant date

Rob Wacker _____ [Signature] 1/29/26
 printed name of property owner signature of property owner date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
2-3-26	113413	3-12-26	REZ-2026-





**DPS Plan Commission
Development Plan and Plat Application**

Project Name Lakewood Parke

Applicant

Applicant Name: Windsor Inc
 Address: 7505 Westfield Drive City: Fort Wayne State: IN Zip: 46825
 Email (type or print): [REDACTED]

Property Ownership Same as applicant

Owner Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Email (type or print): _____ Phone: _____

Primary Contact Person Same as applicant

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

Primary Contact: David D. Brown
 Address: 5491 County Road 427 City: Auburn State: IN Zip: 46706
 Email (type or print): [REDACTED]

Architect/Engineer or Surveyor

Arch/Eng/Surveyor: David D. Brown Indiana Registration #: PE#10504860
 Address: 5491 County Road 427 City: Auburn State: IN Zip: 46706
 Email (type or print): [REDACTED]

Planning Jurisdiction

- Allen County Planning Jurisdiction Town of Grabill Town of Monroeville
 City of Fort Wayne Town of Huntertown City of Woodburn

Requesting Approval For: Primary Secondary Amended

- Development Plan
 Plat
 Minor Plat

Property Information

Development Address or PIN#: 020124400004000087 (Windsor) & 020124400001003044 (GRE)
 Size of Development: 64 (number of lots) _____ (number of units) _____ (GFA – square feet)
 Present Zoning: AR Proposed Height <30ft Proposed Stories 2
 Total Acreage of Site: 11.32 Township Name: Eel River Township Section Number: 24
 Sewer Provider: Huntertown Water Provider: Huntertown
 Proposed Streets: Public and county/city maintained Private and privately maintained

Filing Requirements

- Application signed by property owner(s)
 Applicable filing fees (check payable to the Allen County Treasurer)
 Civil and landscape plans submitted electronically
 Boundary Survey and Legal Description submitted electronically
 Waiver request application (if applicable)
 Proposed restrictive covenants (if applicable)

Acknowledgements and Signatures

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Plan Commission.
- In addition, I/We hereby authorize and consent to the on-site inspection and sign posting on the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Rob Wacker _____ [Signature] _____ 1/29/26
 printed name of applicant signature of applicant date

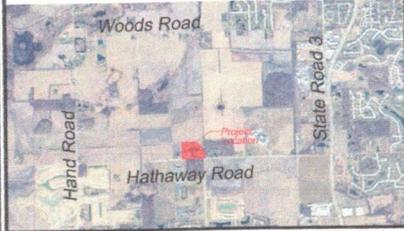
Rob Wacker _____ [Signature] _____ 1/29/26
 printed name of property owner signature of property owner date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
2-3-26	113414	3-12-26	PP-2026-



Area Map:



Primary Plat Lakewood Parke

A Site Located in the Northwest Quarter of
Section 24, Township 32 North, Range 11 East,
Allen County, Indiana

Vicinity Map:
East River Township
Allen County



Legal Description:

A tract of land located in the Southeast Quarter of Section 24, T.32N., R.11E., in Allen County, the State of Indiana, as prepared by Daniel A. Brown, Inc. 04/03/2013, D.A. Brown Engineering Consultants, Inc., Job No. 1712-01-001 (based on Plat of Survey #33-11-24-01, dated December 12, 2002, recorded as Document No. 202206663), more fully described as follows:

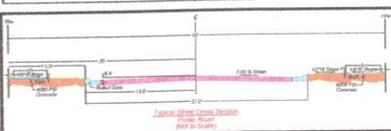
COMMENCING at a Historic Marker situated in the Southeast corner of said Southeast Quarter; Thence North 01 Degree 26 Minutes 53 Seconds West (hereinafter State Plane Coordinate System East Zone GNS Grid Basis of Bearings), a distance of 30.30 feet along the East line of said Southeast Quarter to the **TRUE POINT OF BEGINNING**, also known to the County of Allen, Indiana in Allen County Document No. 92-010263; Thence South 89 Degrees 08 Minutes 00 Seconds West, a distance of 93.62 feet along the North line of said County of Allen tract; Thence South 76 Degrees 37 Minutes 07 Seconds West, a distance of 26.17 feet along the North line of said County of Allen tract; Thence South 89 Degrees 22 Minutes 44 Seconds West, a distance of 889.52 feet along the North line of the tract of land described in the conveyance to the County of Allen, State of Indiana in Allen County Document No. 204018029, to the Northeast corner thereof; Thence North 00 Degree 05 Minutes 15 Seconds West, a distance of 273.48 feet along the East line of the tract of land described in the conveyance to the County of Allen; Thence North 01 Degree 26 Minutes 53 Seconds West, a distance of 302.50 feet; Thence North 88 Degree 48 Minutes 44 Seconds East, a distance of 291.48 feet; Thence South 89 Degree 14 Minutes 02 Seconds East, a distance of 271.83 feet; Thence South 44 Degree 13 Minutes 43 Seconds East, a distance of 302.78 feet; Thence North 88 Degree 24 Minutes 34 Seconds East, a distance of 22.86 feet; Thence South 01 Degree 26 Minutes 53 Seconds East, a distance of 368.89 feet along the East line of said Southeast Quarter to the **POINT OF BEGINNING**, said tract containing 12.21 Acres, more or less, and being subject to all public road rights-of-way and all easements of record.

Developer:

Windsor Homes
7505 Westfield Dr
Fort Wayne, IN, 46825
Tel: (260) 490-1302



Note:
According to the Flood Insurance Rate Map (FIRM) Numbered 18003 C 0155G & Effective Date August 3, 2009, the herein described real estate is located in the unshaded Zone X, included as areas determined to be outside of the 0.2% annual chance floodplain.



General Notes:

- All Right-of-Way intersection radii to be 20 feet.
- All Right-of-Ways to be dedicated to the Public.
- All On-Grade Right-of-Ways to be 50 feet wide.
- All Park areas, Common areas, or Block areas to have a standard utility and surface drainage easement.
- All proposed streets to be asphalt, 27' wide back to back of concrete curbs. Curb to be 2' wide.
- U.S.D. Easement: Utility and Surface Drainage Easement.
- B.L. denotes Building Line.
- Detention facilities to be wet.



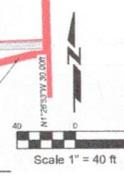
Legend:

Existing:

- Countours
- Storm Line
- Tree Line

Proposed:

- Design Contours
- Building Line
- Easement Line
- Storm Line
- Sanitary Line
- Swale
- Overflow Swale
- Flood Protection Grade
- Lot Pad Elevations
- Centerline Stairing
- Curb Grade
- Sidewalk & Ramps
- Proposed Lighting
- Existing Section
- Proposed Section
- Future Section





February 20, 2026

David Brown, PE
D. A. Brown Engineering Consultants
5491 County Road 427
Auburn, IN 46706

RE: Lakewood Parke
Primary Plat Review - Water and Sewer Utility - 64 Lots
Submitted 2/9/2026; 2/16/2026

Approved Approved as Noted Revise and Resubmit

At the Request of the Town of Huntertown, our office has completed a Primary Plat Review of the water and sewer utilities proposed for the above referenced project. The comments listed must be addressed by the applicant prior to approval by the Town.

GENERAL COMMENTS

1. A meeting between the Developer and Town of Huntertown is suggested to discuss water and sewer permitting requirements. This meeting should occur prior to the Secondary Development Plan Review.
2. Since the development falls outside the Town's corporate limits, approval for water main and sanitary sewer services is required by the Town Council to serve the project, and a voluntary annexation will be required as a condition of approval for the water and sanitary sewer connections.
3. The Town has the ability to provide water and sewer service. Improvements may be needed to the plan and the Town's infrastructure to provide water and sewer service to the proposed development. The Town has not yet determined how much the applicant will be required to pay in order to receive the requested services.
4. For the Applicants information: No gravity sewer currently available in this location and will require connection through The Fens subdivision which is yet to be constructed.
5. Final approval pending signed Special Contract with the Town since water and sewer main extensions are needed.
6. The Town will determine during the review of the Development Plans if additional sanitary and water utility easements are required to service this and adjoining properties.
7. See Huntertown Code of Ordinances or contact the Huntertown Town Manager for fees associated with this development.
8. There is Floodplain on property. Please reflect in the plans.

Please note that approval through this office does not constitute a permit, which can only be issued by Huntertown Utilities.

Sincerely,

Derek Frederickson, P.E.
Review Engineer

Cc: Hannah Walker, Huntertown Town Manager
Gabe Brindle, Distribution Supt./Water Plant Operator