

**HANCOCK COUNTY AREA PLAN COMMISSION  
111 AMERICAN LEGION PLACE  
GREENFIELD, IN 46140**

**PLAT COMMITTEE MINUTES**

**January 22, 2026**

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**PRESENT:**

**JIM SWEET, VICE CHAIRMAN  
BRYAN SMITH, CHAIRMAN  
BYRON HOLDEN  
JACK MCKINNEY  
MARIA HENRIQUEZ, PLANNER  
DAWN PARKER, REC. SECRETARY**

**ABSENT:**

**JOE DONINGER**

Mr. Smith called the Plat Committee meeting to order at 8:30 AM. Mr. McKinney made the motion to approve the Plat Committee minutes as received. Mr. Holden seconded. Motion carried. Motion carried 3 ayes, 1 abstained (Sweet was absent at November meeting), 1 absent member (Doninger).

Election of Officers: Mr. McKinney nominated Byron Holden for Chairman; Mr. Smith seconded motion. Motion carried with a vote of 4 ayes, 0 nays. Mr. Smith nominated Mr. McKinney for Vice Chairman; Mr. Smith seconded motion. Motion carried with a vote of 4 ayes, 0 nays.

Mr. Holden made the motion to adjourn at 8:48AM. Mr. McKinney seconded. Motion carried unanimously. Next plat committee meeting February 19, 2026, at 8:30 a.m.

**ATTEST:**

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**BRYAN SMITH- CHAIRMAN**

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**JIM SWEET, VICE CHAIRMAN**

**1. Huffman MS/Coor Consulting, Agricultural, Approximate address: 4300 E 550 S, Morristown, Minor Sub #25-2615, 35-15-7 in Blue River Township**

Two (2) lot minor subdivision plat “not properly noticed to newspaper after approval in August 2025” located at approximately 4300 E 550 S on 4.683 acres zoned A (Agricultural)

- Ms. Henriquez presented the Huffman Minor Subdivision, a two-lot minor subdivision at approximately 4300 E 550 S Morristown Pike on 4.683 acres zoned A (Agricultural) and stated the Plat Committee approved this petition in August of 2025 but the petition was not noticed in the newspaper at that time. She stated that all Technical Committee comments have been approved.
- Plan Commission, County Surveyor, and Health submitted Tech Committee review comments.
- Plan Commission comments included: on site location map show parent tract and remaining acreage in parent tract, make sure regulated drain easement dimensions are properly shown on plat, flood hazard statement is present, but make sure it is correct, correct misspellings, check with Highway for R/W dedication, and give instrument number for “Buckley” survey
- County Surveyor comments included: inspect regulated drain connection when installed, either install 8” tile or bond before recording of plat, and need to record easement for tile.
- Health comments included: need soil report with locations for six borings, the plan only shows the location of 3 of the six borings, and not a lot of fall from proposed septic fields and drain outlet, may limit the type of system that can be used.
- Mr. Chris Cooper, Coor Consulting, was present for petitioner to answer any questions from the board.
- Mr. Smith asked why so far over to East? Mr. Cooper answered there is flooding on the property, and this is the high point on the lot. He said tile already exists and has an easement to be recorded and noted on plat.
- Mr. McKinney made motion to approve plat. Motion was seconded by Mr. Holden Motion carried with a vote of four (4) Ayes and Zero (0) Nays (Mr. Doninger was absent).

**2. Casto, Scott/Coor Consulting, Agricultural, NW Corner S Morristown Pike & E 500 S, Minor Sub, #26-2645, 26-15-7 in Blue River Township**

Three (3) lot Minor Subdivision plat located on the NW Corner of S. Morristown Pike & E 500 S on 10.782 acres zoned A (Agricultural)

- Ms. Henriquez presented the Scott Casto Minor Subdivision, a three-lot minor subdivision on the NW Corner of S. Morristown Pike & E 500 S on 10/782 acres zoned A (Agricultural) and stated that all Technical Committee comments have been approved (Purdue Extension, Plan Commission, County Surveyor, Highway and County Auditor Representative).
- Purdue Extension comments included: acreage information in correct format
- Plan Commission comments included: R/W dedication should be 35 feet, not 30 feet, off of the centerline of both roads, adjust lot and R/W areas accordingly and neighboring subdivision name misspelled.
- County Surveyor comments included: Install 8” tile or bond before recording, show distance from NW corner tract to section corner on plat, POB mislabeled on plat, what are physical monuments on POB, NW Cor NE ¼, SE Cor SE ¼, are there mag nails set on Morristown Pike? Modernize legal to match plat
- Highway Engineer comments included: local road is 35’ half R/W
- County Auditor’s Representative comments included: acreage information in correct format.
- Mr. Chris Cooper, Coor Consulting, was present for petitioner to answer any questions from the board.
- Mr. Holden asked if there is a natural swell between lots 2 & 3? Mr. Cooper answered that there is a tile & natural swell on lot 3 but has flexibility for driveway from Morristown Pike or 500 S.

- Mr. Sweet made motion to approve plat. Motion seconded by Mr. McKinney. Motion carries with a vote of four (4) Ayes and Zero (0) Nays (Mr. Doninger was absent)

**3. Silvey, Jason/MJ Gibson Land Surveying LLC, Residential, Approx address 650 N 350 W, Minor Sub & 3:1 Depth to Width Exception #26-2647, 33-16-6, in Buck Creek Township**

Two (2) lot Minor Subdivision plat & 3:1 Depth to Width Exception located at approximately 650 N 350 W on 9.82 acres zoned R1.0 (Residential)

- Ms. Henriquez presented the Silvey Minor Subdivision, a two-lot minor subdivision & 3:1 Depth to Width Exception located at approximately 650 N & 350 W on 9.82 acres zoned R1.0 (Residential) and stated that all Technical Committee comments have not been completed (Plan Commission, County Surveyor, Highway, Health & County Auditor Representative)
- Plan Commission comments included: Scale is not 1" = 100', please make sure scale is correctly labeled and plat prints are correct size, text also seems large, if correctly scaled, could this plat fit onto an 18"x24"? any particular reason for the 100' BSL at the rear of lot 2? Answer from Mr. Gibson: the petitioner wanted to have some space between the front of a new home on lot 2. Plan Commission suggested adding this restriction to the Plat Covenants to avoid this being missed when a permit is applied for. Mr. Gibson agreed to add to covenants on plat.
- County Surveyor comments included: Caption of legal states corner and should say quarter, 8" tile installed or bonded before recording, show distances from lines to recreate 2<sup>nd</sup> septic easement, line thickness does not allow to see what monumentation is at corners.
- Highway Engineer comments included: Check address Land Surveyor
- Health Department comments included: Need soil boring test results for lot 1, need an invert elevation for proposed tile outlet on lots 1 and 2.
- County Auditor's Representative: Per the Subdivision Control Ordinance, we need the ROW acreage for both lots in the required format
- Mr. Mike Gibson, Gibson Land Surveying LLC was present and stated that the soil borings and locating of tiles have not been completed and asked for a continuance to February 12, 2026
- Mr. Holden made motion to approve continuance of Silvey Minor Subdivision and 3:1 Depth to Width Exception to February 19, 2026, for completion of Technical Committee comments. Motion seconded by Mr. Sweet. Motion carries with a vote of four (4) Ayes and Zero (0) Nays (Mr. Doninger was absent)

**4. Barrett, Randal/MJ Gibson Land Surveying LLC, Agricultural, 7580 W 600 W, New Palestine, Minor Sub & 3:1 Depth to Width Exception #26-2648, 35-15-5, in Sugar Creek Township**

Three (3) lot Minor Subdivision plat & 3:1 Depth to Width Exception located at 7580 W 600 W on 9.17 acres zoned a (Agricultural)

- Ms. Henriquez presented the Barrett Minor Subdivision, a three-lot minor subdivision & 3:1 Depth to Width Exception located at 7580 W 600 W on 9.17 acres zoned A (Agricultural) and stated that all Technical Committee comments have not been completed (Plan Commission, County Surveyor, Highway Engineer, Health & County Auditor's Representative)
- Plan Commission comments included: Place existing address on lot 2, 35' BSL is incorrect and should be 50', I'd like to see a dimension showing how far the existing house is off the front lot line on the supplementary sheet, scale is off, and text seems big, please fix, may allow for plat to be printed on 18" x 24".
- County Surveyor comments included: Monumentation at corners? E line of tract parallel with E line of SW ¼? Where is drainage going? 8" tile will need installed or bonded before recording. County Surveyor stated that if drainage is going to culver only that won't work, Mr. Gibson stated he will verify tile.

- Highway Engineer comments included: Check address Land Surveyor
- Health Department comments included: Need soil Boring test results for all 3 lots, need invert elevations for tile outlets on all 3 lots.
- County Auditor's Representative included: Per the Subdivision Control Ordinance, we need the ROW acreage for both lots in the block format suggested.
- Mr. Mike Gibson, Gibson Land Surveying LLC was present and stated that the soil borings and locating of tiles have not been completed and asked for a continuance to February 19, 2026
- Mr. Holden made motion to approve continuance of Barrett Minor Subdivision and 3:1 Depth to Width Exception to February 12, 2026, for completion of Technical Committee comments. Motion seconded by Mr. Sweet. Motion carries with a vote of four (4) Ayes and Zero (0) Nays (Mr. Doninger was absent)

**5. Lawler, Deborah/Stoeppelwerth & Associates, Residential, 2529 E 550 N, Greenfield, Minor Sub & 3:1 Depth to Width Exception #26-2649, 4-16-7, in Center Township**

Three (3) lot Minor Subdivision plat & 3:1 Depth to Width Exception located at 2529 E 500 N on 12.017 acres zoned R1.0 (Residential)

- Ms. Henriquez presented the Lawler Minor Subdivision plat, a three-lot minor subdivision & 3:1 Depth to Width Exception located at 2529 E 500 N on 12.017 acres zoned R1.0 (Residential) and stated that all Technical Committee comments have not been completed (Plan Commission, County Surveyor, and Health)
- Plan Commission comments included: You can remove 8' asphalt path from this plat, show proposed house locations and driveways on supplementary sheet, WARRENTY misspelled south of road centerline, I defer to Highway regarding dedication of any additional ROW, I'm worried about how lot 1 will lay out, especially if reduced drainage easement is not granted. When is this going to Drainage Board? County Surveyor answered and said it just went to the Drainage Board on Monday January 5, 2025, and drainage has been approved by County Surveyor
- County Surveyor comments included: Label regulated drain, 8" tile installed or bonded before recording, tile should be reinforced under driveways, drainage easement for tiles to lots 2 and 3? development plan needs to show location of driveway and possible house. Health Department comments included:
  - Health comments included: Need invert elevations for tile outlets on all 3 lots
- Mr. Kenny Mitchell, Stoeppelwerth & Associates was present and stated all Technical Committee comments have been approved
- Mr. Smith asked if there is an 8" existing tile? Recording easement for that tile? 50' will be noted on plat? Mr. Mitchell answered there is 8" existing tile and the easement of 50' will be recorded and noted on plat.
- Mr. Sweet asked if there is a tile to West of existing house? Mr. Mitchell answered yes.
- Mr. McKinney made motion to approve Lawler Minor Subdivision plat & 3:1 Depth to Width Exception. Motion seconded by Mr. Sweet. Motion carries with a vote of four (4) Ayes and Zero (0) Nays (Mr. Doninger was absent)

Other Business:

Election of officers = noted on first page of minutes.