

**Town of Georgetown, Indiana
Plan Commission Meeting
November 6, 2024 6:00 P.M.**

Call to Order

Pledge of Allegiance

Roll Call

Members in Attendance: Chris Loop, Jeff McCaffrey, Haley James, and Doug Wacker.

Other members in attendance: Haley James, secretary

Members Absent: Shelly Trent, Garrod Sieveking, and Ben Stocksdale. Also, absent are Kristi Fox and Bob Woosley.

New Business / Agenda Items

Organizational Items

Jeff McCaffrey made a motion for Chris Loop to be President. Seconded by Doug Wacker and approved 4-0.

Doug Wacker made a motion that Jeff McCaffrey be Vice President. Seconded by Jeff McCaffrey and approved 4-0.

Chris Loop made a motion that Haley James be Secretary. Seconded by Doug Wacker and approved 4-0.

Jeff McCaffrey made a motion that Kristi Fox be the Plan Commission Attorney. Seconded by Doug Wacker and approved 4-0.

Haley James made a motion for Bob Woosley to be the Engineer. Seconded by Jeff McCaffrey and approved 4-0.

The Peoples Petitions and Comments

Nothing to report.

Approval of Minutes

Chris Loop made a motion to approve the minutes from the April 4, 2023 meeting. Seconded by Jeff McCaffrey and approved 4-0.

New Business

Primary Plat Application Review for Michael Meier, Corey Scott, and Matthew Erxleben. Parcel #22-02-03-400-108.000-003

Chris Loop opens the public hearing.

All three homeowners are in attendance tonight. These three property owners bought a piece of land and are dividing the parcel into three new lots. All three owners/applicants have homes that line up to this parcel. This parcel is land locked right now; two of the applicants plan to leave their lots vacant. Michael Meier would like to build a pole barn on his. The pole barn would sit behind his home at 4020 Oakstone Drive. The applicants plan to keep this parcel separate from the current parcel their homes are on. This will allow them to stay out of the HOA of Brookstone. Bob Woosley is not in attendance tonight but recommends approval of this application.

In Favor:

None.

In Opposition:

None.

Chris Loop closes the public hearing.

Haley James reads and prepares the ballot.

Doug Wacker made a motion to approve the ballot. Seconded by Jeff McCaffrey and approved 4-0. The ballot will be attached to these minutes.

Miscellaneous Business

Nothing to report.

Public Comments of Any Concern

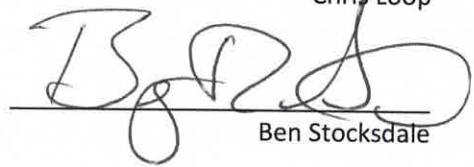
Nothing to report.

Adjournment

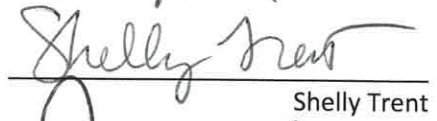
Haley James made a motion to adjourn. Seconded by Jeff McCaffrey and approved 4-0.

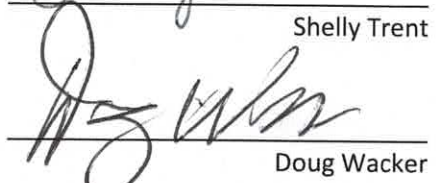
Minutes Approved By:


Chris Loop


Ben Stocksdales


Jeff McCaffrey


Shelly Trent


Doug Wacker


Haley James


Garrod Sieveking

ATTEST:


Haley James
Secretary

BALLOT FOR PRIMARY APPROVAL OF AN ADMINISTRATIVE SUBDIVISION

Georgetown Plan Commission
Georgetown Town Hall
9111 State Road 64
Georgetown, IN 47122
Telephone: 812-951-3012; Fax 812-951-2034

ORDINANCE AUTHORITY: Georgetown Planning and Zoning Ordinance

STATUTORY AUTHORITY: I.C. 36-7-4.

Subdivision Name: _____

Subdivision Type: ADMINISTRATIVE

Docket No.: 019543

Applicant/Owner Name: Michael Meier, Grey Scott, Matthew Erxleben

After careful review the Plan Commission finds that:

1. The plat as submitted (DOES / DOES NOT) comply with the lot size standards because:

2. The plat as submitted (DOES / DOES NOT) comply with the street design standards because:

NIA

3. The plat as submitted (DOES / DOES NOT) comply with the easements standards because:

4. The plat as submitted (DOES / DOES NOT) comply with water supply standards because:

NIA

5. The plat as submitted (IS / IS NOT) provides for stormwater improvements and/or detention because:

N/A

The plat is accepted upon completion of the following conditions:

N/A

DECISION:

The Georgetown Plan Commission hereby (GRANTS / DENIES) Primary Approval of this ADMINISTRATIVE Subdivision at the meeting held on the 6th day of November, 2024.

Commission Members in Favor:

Haley Jara

[Signature]

[Signature]

[Signature]

Commission Members Opposed:

ENTERED FOR TAXATION
THIS DAY OF _____, 2024

FLOYD COUNTY AUDITOR

FILED AND RECORDED
THIS DAY OF _____, 2024
AT _____ O'CLOCK _____ E.S.T.

FLOYD COUNTY RECORDER



SURVEYOR'S NOTES

SOURCE OF BEARING AND ELEVATION IS A G.P.S. OBSERVATION ON MAY 16, 2024, FROM A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FAL CITY CORS APP. CORRS ID - INTC, FID - DM4646
SOURCE OF ELEVATION BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 34, WHICH HAS THE BEARING OF N 0°27'29" E, 171' PER INSTRUMENT NUMBER 202203874, AND THE CALCULATED BEARING OF N 0°10'50" E.
I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT DOES NOT LIE IN A FLOOD PRONE AREA, AS SHOWN BY F.I.R.M. MAP NO. 180400112E DATED, DECEMBER 04, 2012.
PROPERTY IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS EITHER IMPLIED OR OF RECORD.
NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY EFFECTS AND/OR ABIGURITIES IN THE TITLE OF THE PRESENT TRACT.

SURVEYOR'S REPORT

In accordance with the 865 Chapter 1, then 12 of the Indiana Administrative Code, the following observation and opinion are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:
a) Inaccuracies in the reference monuments
b) Inaccuracies in the measurements
c) Inaccuracies in the calculations
d) Random errors in measurement (Theoretical Uncertainty)
As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:
1) The uncertainty in the reference measurements: This survey is tied to a 5/8" steel rod found on the Southeast corner of the Southwest Quarter of Section 34, and a 5/8" steel rod found on the Southeast corner of parent tract per instrument #202203874.
2) Inaccuracies in recent descriptions and plat: There are no known discrepancies.
3) Inaccuracies in lines of occupation: There are no known discrepancies.
4) Random errors in measurement (Theoretical Uncertainty): The theoretical uncertainty (due to random errors of measurements) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in AC 865.
I HEREBY CERTIFY THAT THIS SURVEY AND THE PLAT SHOWN HEREIN WERE PREPARED UNDER MY SUPERVISION AND ACCORDING TO THE APPLICABLE REQUIREMENTS OF 865 AC 1-12.

FRANK L. SELLINGER, A.P.L.S. 15-2100194 DATE

MEIER, SCOTT, & ERLEBEN PLAT #1571 MINOR SUBDIVISION PLAT

LOCATION: SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN, GEORGETOWN TOWNSHIP, FLOYD COUNTY, INDIANA

INSTRUMENT NUMBER: 202203874
PARCEL NUMBER: 22-02-03-400-108,000-003

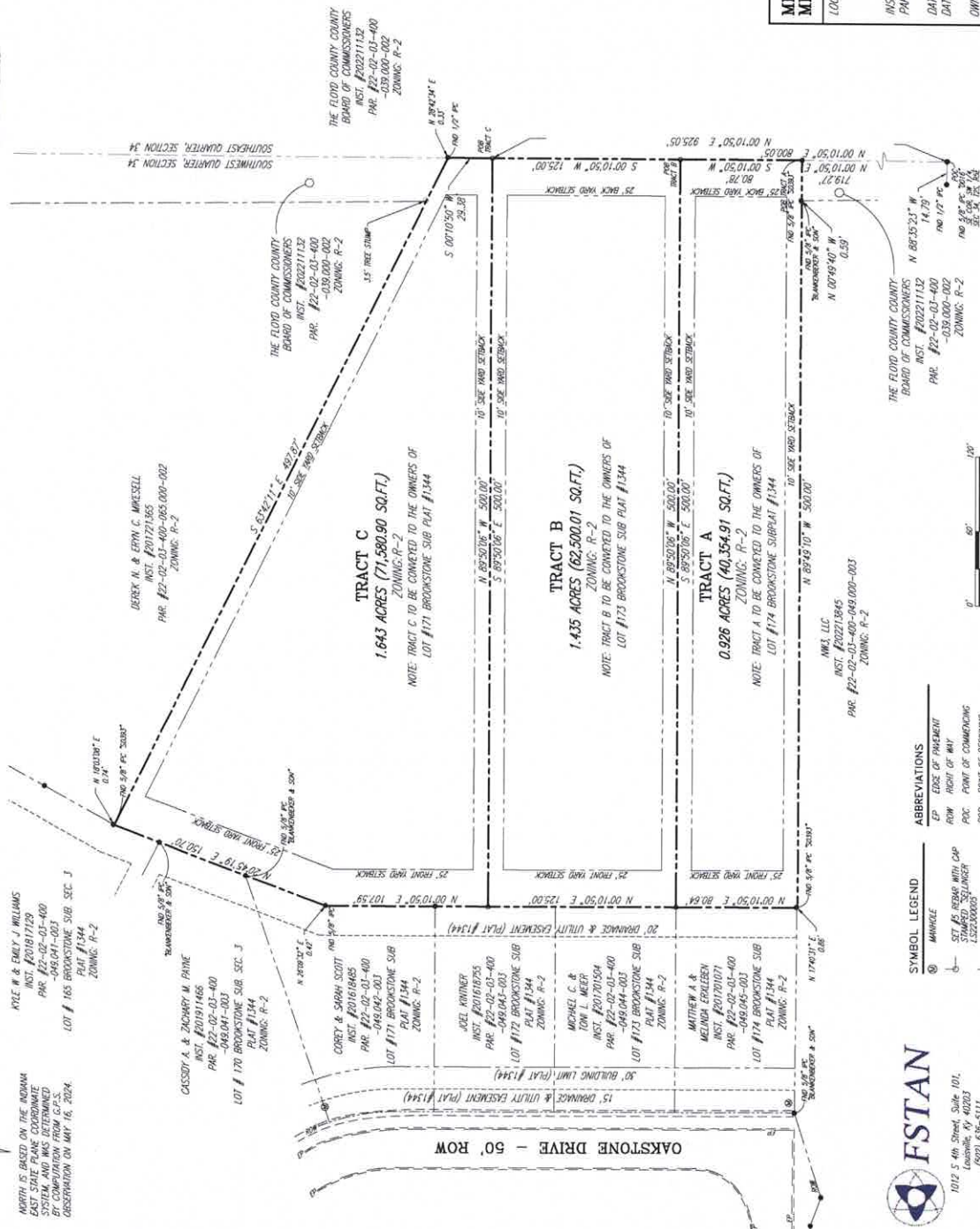
DATE OF FIELD: 05-16-2024, & 06-11-2024

DATE OF PLAT: 07-15-2024, 09-05-2024, & 09-06-2024

OWNER: MICHAEL CHRISTOPHER, COREY N. SCOTT AND MATTHEW ERLEBEN
ADDRESS: PO BOX 454, GEORGETOWN, IN. 47122

ESTAN JOB# 24-11988

SHEET 1 OF 2



1011 S 4th Street, Suite 101,
Lafayette, IN 47901
Phone: (317) 636-5111
Fax: (317) 636-5263

SYMBOL	LEGEND	ABBREVIATIONS
		EDGE OF PLAT
EP	EDGE OF PLAT	
ROW	RIGHT OF WAY	
PAC	POINT OF BEGINNING	
PUB	POINT OF BEGINNING	
IPC	IRON PIN CAPED	

TRACT A

Part of the Southwest Quarter of Section 34, Township 2 South, Range 5 East, of the Second Principal Meridian, Georgetown Township, Floyd County, Indiana. This description is certified by Frank L. Sellinger, II, PLS #LS22300005 on 07/18/2024. (No revisions) as FSTAN Project No. 24-11988 (all references to monument and courses herein are as shown on said plat of survey.) Which is further described as follows:

Commencing at a $\frac{3}{8}$ " rebar with a cap stamped "0016" at the Southeast corner of said Southwest Quarter being witnessed by a $\frac{1}{2}$ " capped rebar found N 88°35'23" W - 14.79'; thence with the east line of said quarter section N 00°10'50" E - 719.27' to a $\frac{3}{8}$ " rebar with a cap stamped "30393" found on the southeast corner of the property conveyed to Michael Christopher Meier and Corey n. Scott and Matthew Erleben in Instrument Number 202303874 of the Floyd County Recorder's Office, and being the True Point of Beginning of the Tract A;

thence with the south line of said Meier, Scott, and Erleben property N 89°49'10" W - 500.00' to the southwest corner of said Meier, Scott, and Erleben property being witnessed by a $\frac{3}{8}$ " rebar with a cap stamped "30393" found N 17°40'31" E - 0.86'; thence with the west line of said Meier, Scott, and Erleben property N 00°10'50" E - 80.64' to a set $\frac{5}{8}$ " rebar with cap stamped "SELLINGER LS22300005";

thence leaving said west line and traversing said Meier, Scott, and Erleben property along a new division line S 89°50'06" E - 500.00' to a set $\frac{3}{8}$ " rebar with cap stamped "SELLINGER LS22300005" on the east line of said Meier, Scott, and Erleben property;

thence with said east line S 00°10'50" W - 80.78' to the point of beginning, containing 0.929 acres / 40,354.91 square feet more, or less.

TRACT B

Part of the Southwest Quarter of Section 34, Township 2 South, Range 5 East, of the Second Principal Meridian, Georgetown Township, Floyd County, Indiana. This description is certified by Frank L. Sellinger, II, PLS #LS22300005 on 07/18/2024. (No revisions) as FSTAN Project No. 24-11988 (all references to monument and courses herein are as shown on said plat of survey.) Which is further described as follows:

Commencing at a $\frac{3}{8}$ " rebar with a cap stamped "0016" at the Southeast corner of said Southwest Quarter being witnessed by a $\frac{1}{2}$ " capped rebar found N 88°35'23" W - 14.79'; thence with the east line of said quarter section N 00°10'50" E - 800.05' to a $\frac{3}{8}$ " rebar with a cap stamped "SELLINGER LS22300005" set on the east line of the property conveyed to Michael Christopher Meier and Corey n. Scott and Matthew Erleben in Instrument Number 202303874 of the Floyd County Recorder's Office, and being the True Point of Beginning of the Tract B;

thence traversing said Meier, Scott, and Erleben property along a new division line N 89°50'06" W - 500.00' to a set $\frac{5}{8}$ " re-bar with a cap stamped "SELLINGER LS22300005" on the west line of said Meier, Scott, and Erleben property;

thence with said west line N 00°10'50" E - 125.00' to a set $\frac{5}{8}$ " re-bar with a cap stamped "SELLINGER LS22300005";

thence leaving said west line and traversing said Meier, Scott, and Erleben property along a new division line S 89°50'06" E - 500.00' to a set $\frac{3}{8}$ " rebar with cap stamped "SELLINGER LS22300005" on the east line of said Meier, Scott, and Erleben property;

thence with said east line S 00°10'50" W - 125.00' to the point of beginning, containing 1.435 acres / 62,500.01 square feet more, or less.

TRACT C

Part of the Southwest Quarter of Section 34, Township 2 South, Range 5 East, of the Second Principal Meridian, Georgetown Township, Floyd County, Indiana. This description is certified by Frank L. Sellinger, II, PLS #LS22300005 on 07/18/2024. (No revisions) as FSTAN Project No. 24-11988 (all references to monument and courses herein are as shown on said plat of survey.) Which is further described as follows:

Commencing at a $\frac{3}{8}$ " rebar with a cap stamped "0016" at the Southeast corner of said Southwest Quarter being witnessed by a $\frac{1}{2}$ " capped rebar found N 88°35'23" W - 14.79'; thence with the east line of said quarter section N 00°10'50" E - 925.05' to a $\frac{3}{8}$ " rebar with a cap stamped "SELLINGER LS22300005" set on the east line of the property conveyed to Michael Christopher Meier and Corey n. Scott and Matthew Erleben in Instrument Number 202303874 of the Floyd County Recorder's Office, and being the True Point of Beginning of the Tract C;

thence traversing said Meier, Scott, and Erleben property along a new division line S 89°50'06" E - 500.00' to a set $\frac{5}{8}$ " re-bar with a cap stamped "SELLINGER LS22300005" on the west line of said Meier, Scott, and Erleben property;

thence with the perimeter of said Meier, Scott, and Erleben property for the next four (4) calls: (1) N 00°10'50" E - 107.59' to a point being witnessed by a $\frac{3}{8}$ " capped rebar;

thence (2) N 20°45'19" E - 150.70' to the northwest corner of said Meier, Scott, and Erleben property, being witnessed by a $\frac{3}{8}$ " rebar with cap stamped "30393";

thence (3) S 63°42'11" E - 497.87' to the northeast corner of said Meier, Scott, and Erleben property, being witnessed by a 1/2" capped rebar;

thence (4) S 00°10'50" W - 29.38' to the point of beginning, containing 1.643 Acres / 71,580.90 square feet more, or less.

SURVEYORS REPORT

In accordance with Title 865, Chapters 1 thru 12 of the Indiana Administrative Code, the following observation and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Inaccuracies in the reference monuments
b) Discrepancies in record descriptions and plats
c) Inconsistencies in lines of occupation
d) Random errors in measurement (Theoretical Uncertainty)

As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established on this survey are as follows:

1) There is a reference monument: This survey is tied to a 5/8" rebar found on the Southeast corner of the Southwest Quarter of Section

34, and a 5/8" rebar found on the Southeast corner of parent tract per Instrument #202303874.

2) Discrepancies in record descriptions and plats: There are no known discrepancies.

3) Inconsistencies in lines of occupation: There are no known inconsistencies.

4) Random errors in measurement (Theoretical Uncertainty): The theoretical uncertainty (due to random factors of measurements) of the corners of the subject tract is calculated to be less than the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.

I HEREBY CERTIFY THAT THIS SURVEY AND THE PLAT SHOWN HEREON WERE PREPARED UNDER MY SUPERVISION AND ACCORDING TO THE APPLICABLE REQUIREMENTS OF 865 IAC 1-12.

FRANK L. SELLINGER, II, PLS LS-21000194 DATE



1012 E 4th Street, Suite 101,
Tombstown, KY 40203
(502) 636-5111
Fax: (502) 636-5263

MEIER, SCOTT, & ERLEBEN
MINOR SUBDIVISION PLAT

PLAT #1571

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FSTAN JOB#: 24-11988

SHEET 1 OF 2